



**To Let**

**£10,000 pax**

**77 West Street, Tavistock, Devon PL19 8AQ**

**427 Sq Ft  
(39.70 Sq M)**

# Summary

- Town centre location
- Car parking nearby
- Double fronted unit
- New lease
- Available immediately
- Tavistock is a World Heritage Site

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
NIA	62.17	669
ITZA	39.70	427

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas of the building. Please enquire for further information.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

C (56)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £7,300 therefore making the approximate Rates Payable £3,643 per annum for 2024/25.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with West Devon Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

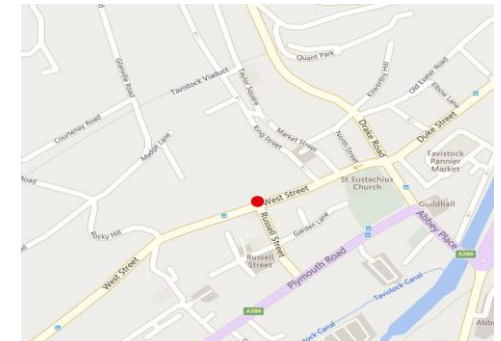
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Joanne High

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### Carys Makelis

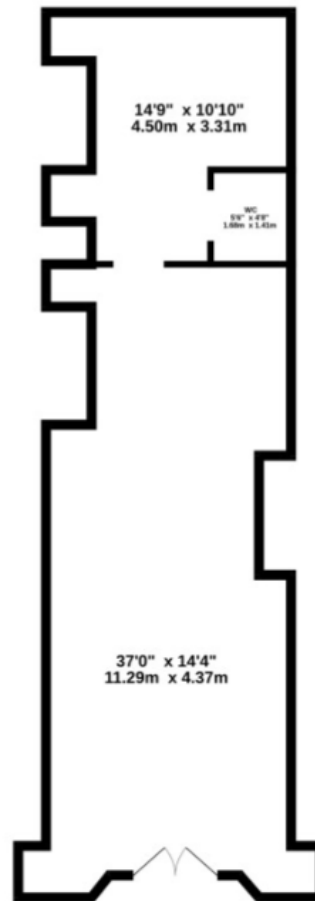
Tel: **07841 150716**

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### Plymouth Office

Plym House, 3 Longbridge Road, Plymouth,  
Devon, PL6 8LT





## Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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