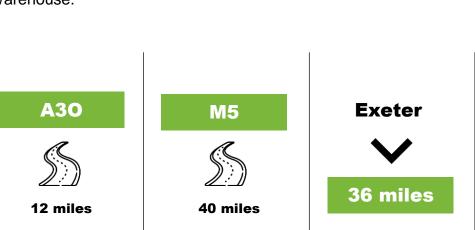


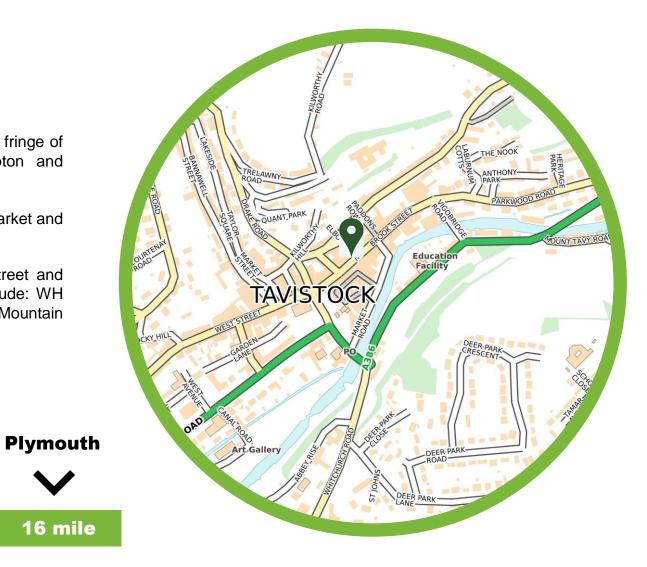
Location

Tavistock is an affluent and famous market town located on the western fringe of Dartmoor National Park, approximately midway between Okehampton and Plymouth on the A386 Road.

Tavistock is an original Stannery Town with a long-established Pannier Market and a good selection of national and quality local retailers.

The property is located in a prime position on the corner of Duke Street and Elbow Street. Surrounding occupiers within the immediate vicinity, include: WH Smiths, Superdrug, Boots Pharmacy, Warrens Bakery, Saltrock and Mountain Warehouse.





Accommodation

Description

The property comprises a four storey, return-fronted retail unit, being provided in retail white box specification. The property sits on prime pitch within the town.

The ground floor provides a glazed return frontage with two main customer entrance doors from Duke Street and a long glazed return to Elbow Street. Internally the ground floor provides open plan sales accommodation, with scope to partition the rear accommodation for storage.

First floor provides two large storage rooms, two WCs and a staff kitchen. Further storage accommodation is located at 2nd and 3rd floor.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	2,402	223.2
First Floor Store	704	65.4
Second Floor	531	49.3
Third Floor	314	29.2
TOTAL	3,951	367.10

High street frontage



Glazed shopfront



Shell specification



3-Phase Electricity



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for retail use or any such other use within Use Class E, but any interested party should make their own enquiries to the Planning Department of West Devon Borough Council.

Tel: 01822 813600 or https://www.westdevon.gov.uk

Business Rates

Rateable Value: £36,500 (2023/24) UBR Small Business Multiplier: £0.499p

Interested parties should make their own enquiries to West Devon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment... www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is D(88) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

Tenure

The property is available by way of a sale of the freehold interest.

Purchase Price

The property is offered for sale at an asking price of £495,000 plus VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References / funding

The purchaser may be asked to provide proof of funds.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

alder king

PROPERTY CONSULTANTS









Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Endeavour House Pynes Hill Exeter EX2 5WH

www.alderking.com

AK Ref: WA/JAS/98263

Subject to Contract



Will Acock 01392 353094 07970 660376 wacock@alderking.com



Noel Stevens 01392 353080 07974 156869 nstevens@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Date: May 2024

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.