



FORMER GALLERY TO LET
(£9,750 pa inclusive of services)
DUCHY SQUARE CENTRE, PRINCETOWN

SOUTH WEST
norse



Welcome to the Duchy Square Centre

Duchy Square was built in 2008 to provide workshop and office space to support the local economy. Originally designed to high specification to support the arts and creative industry, enquiries are still invited from people working in these sectors, but it is now a multi-purpose business centre so a wide range of uses are invited.

Units range in size from 10 to 73 square metres (i.e 108 to 784 sq ft). The units have gas central heating and almost all have a sink and hot water. All units have windows and ample power & data points to facilitate broadband connections. There are shared WCs on both floors. There are ten display windows which are available separately to tenants.

The first floor 10sq m and 15sq m units have clear openable roof lights providing extremely good natural light, which is ideal for artists.

The former gallery is particularly attractive being two storeys high with light coming in from apex roof windows, underfloor heating and a separate door to the forecourt.

There is an intruder alarm and an attendance board and lift to the first floor. There is a weekly cleaner for the shared areas who doubles up as a caretaker. There is 24/7 access.

In 2022 Openreach installed the very latest Ultrafast full fibre broadband. Tenant's need to arrange their own contract from providers.



There is limited parking (3 spaces) at the rear, and free parking for tenants by permission of the Duchy of Cornwall in the adjacent large car park. Parking on the front forecourt is prohibited.

Current tenants include offices, , a jewellery maker, a web designer, an upholsterer, an ice cream maker and an artist.



The Gallery

The Gallery, (also called Unit RG15) was originally an art gallery to exhibit the work of artists working at the Duchy Square Centre when it was occupied only by artists. It is a ground floor unit of 72.9 square metres (785 sqft) with a 16.85 square metre (181 sqft) mezzanine floor. The ground floor space is the height of two storeys.

The space includes a clear rectangular area that is 7.4m wide x 7.5m deep. There is a further irregular shaped space at the rear that includes what was originally the reception area for the building. The counter is still in situ.

The Gallery has very good natural light due to the tall double storey height windows and the roof apex window.

The mezzanine floor is accessed only by walking along the corridor and up the stairs and along the corridor. There are no steps up to it directly from the unit itself.

The Gallery has underfloor heating and attractive tiled flooring.

There is no water in the unit but it is available from the WCs along the corridor.

There are plentiful power and data points.

Access is through the main doors of the Duchy Square Centre, but there is also a fire door that can be opened to give customers easier access into the unit.

The two adjacent display windows along the frontage of the building are available at no additional cost on a licence agreement.

The planning permission for the building allows uses within Class A1 (retail) B1 (Offices and Light Industry), and D1 (non-residential institution) of the 1987 use classes order 1987.

Lease Terms

The rent is £9,750 pa inclusive of most running costs. There is no VAT on the rent.

Tenants are asked to pay three months' rent when moving in, and a deposit equal to two months' rent.

From the fourth month onwards the rent is to be paid monthly in advance.

The rent is inclusive of almost all premises related costs including heating and water. The rent is fixed for three years. There is no separate service charge. The only additional costs are a moderate electricity re-charge which will be discussed, telephone/internet usage, and tenants' own contents insurance.

Flexible terms. The lease is for three years but a tenant may leave at any time with two months' notice subject to a minimum stay of six months. The lease terms therefore provide fixed costs with flexibility.

The rateable value is £6,900. The rates payable in 2023/2024 would be £3,443.10. However, the unit qualifies for small business rates relief. If this is your only business premises you will pay no rates. However prospective tenants are advised to check with West Devon District Council on 01803 801234 or business.rates@swdevon.gov.uk

Please note that once you have moved in you must apply to West Devon District Council for this relief, as it may not be backdated to a previous financial year.



The Apex Roof Window
providing great natural light





Energy Performance Certificate 
 Non-Domestic Building

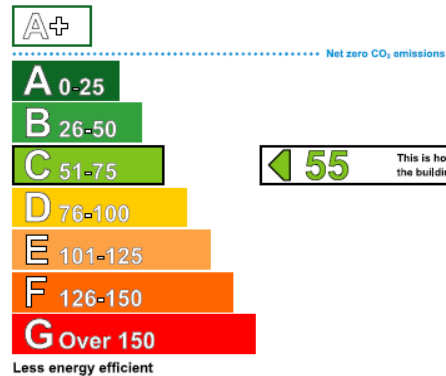
Duchy Square Centre for Creativity
 Tavistock Road
 Princetown
 YELVERTON
 PL20 6QE

Certificate Reference Number:
 0020-0834-8399-2628-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 729
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 54.29

Benchmarks

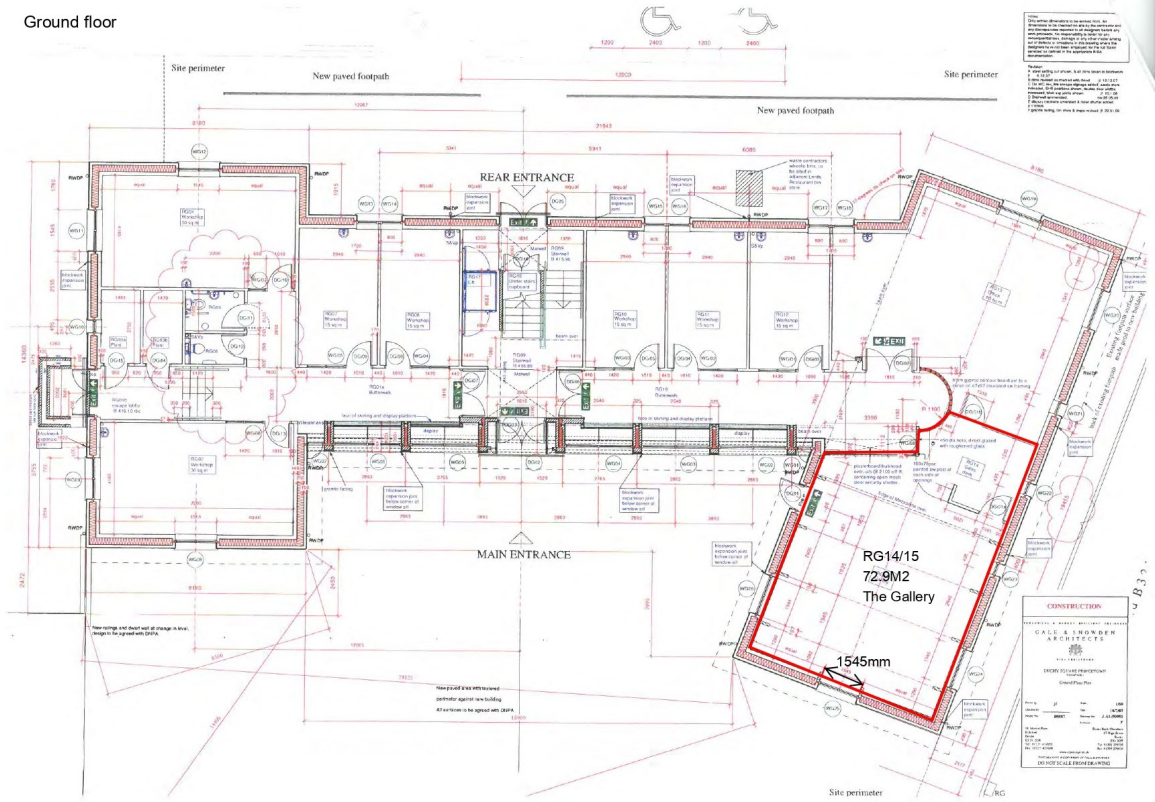
Buildings similar to this one could have ratings as follows:

33 If newly built
 87 If typical of the existing stock

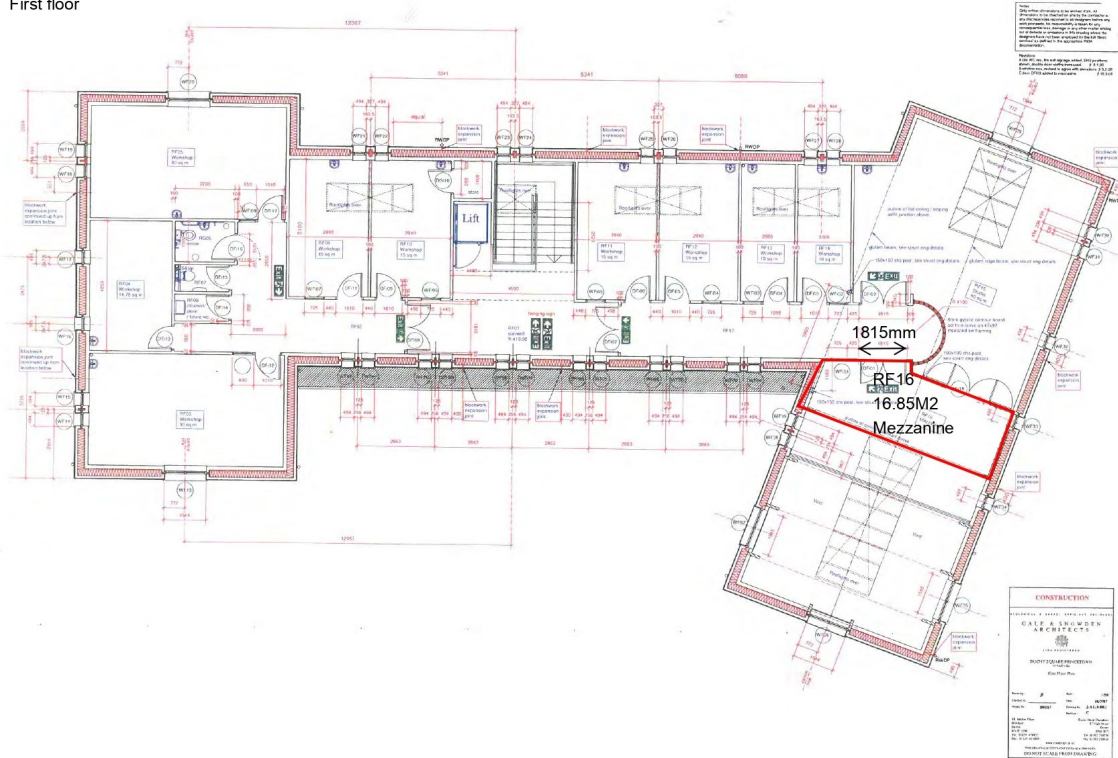
Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Ground floor



First floor



For more information or a viewing please contact

Tom Hancock - 01392 351013 / 07824 609229

tom.hancock@norsegroup.co.uk

SOUTH WEST
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