

REF: S/236 - DETAILS PREPARED 09.02.2023

TO LET

RETAIL PREMISES

**3 BROOK STREET
TAVISTOCK
PL19 0HD**



PHOTO TAKEN FEBRUARY 2023

- **126.8 SQ.M (1,365 SQ.FT.) GROUND FLOOR SHOP**
- **FORMALLY A CAFÉ AND TAKEAWAY BUSINESS**
 - **PRIME RETAIL POSITION**
- **SUITABLE FOR VARIOUS USES**

LOCATION

The property is located on Brook Street within the prime retail area of Tavistock Town Centre. Nearby occupiers include White Stuff, Crew Clothing, Mountain Warehouse and Costa Coffee.

DESCRIPTION

The premises comprise a ground floor retail unit within a listed building that was built as a hotel. The property includes a main retail area, office (that could be knocked into the main retail area), kitchen and prep rooms, as well as male and female toilets. Externally there is an outside seating area and wheelchair access at the back. The property is currently fitted out as a café and take away business, but could be used for various uses.

ACCOMMODATION (All sizes are approximate NIA)

Retail & Office – 86.6 sq.m (932 sq.ft.)

Ancillary Space – 40.2 sq.m. (433 sq.ft.)

Total Space – 126.8 sq.m. (1,365 sq.ft.)

EPC

An Energy Performance Certificate has been commissioned. Please ask for more information or go to our web site.

SERVICES

The building has mains electricity, water and sewerage. Gas is available in the road outside the building.

PLANNING

It is understood that the premises have consent for or are suitable for use as a shop within Use Classes E & A5. Class E includes the former Use Classes A1, A2, A3, & B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are offered on a new lease on effective FRI terms.

RENT

£35,000 Per Annum

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

RATES

Rateable Value 2023 - £27,000

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45541742297

VAT

The rent is not currently subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell

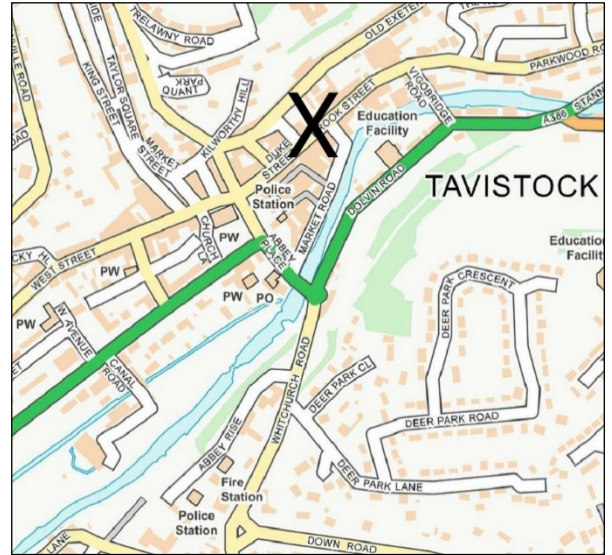
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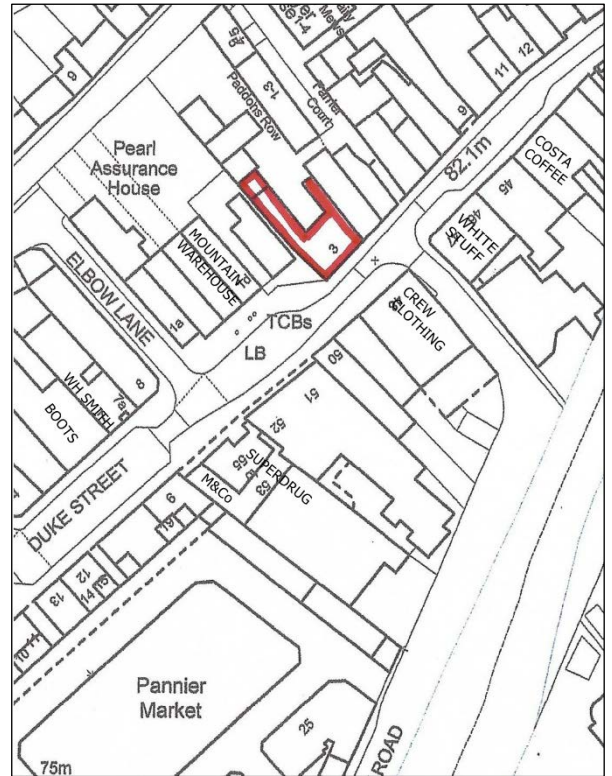
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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