

REF: S/405 - DETAILS PREPARED 29.08.2023

TO LET

INDUSTRIAL/TRADE COUNTER PREMISES

UNIT 1F WESTBRIDGE INDUSTRIAL ESTATE
TAVISTOCK
PL19 8DE



PHOTO TAKEN AUGUST 2023

- 182.7 SQ.M (1,966 SQ.FT.)
- POPULAR INDUSTRIAL ESTATE
- SUITABLE FOR TRADE COUNTER USES
- NEW LEASE AVAILABLE – **RENT REDUCED FURTHER**

LOCATION

The premises are located on the popular Westbridge Industrial Estate in Tavistock. The estate is home to numerous local, regional and national businesses with nearby occupiers including Motor Parts Direct and Tyre Marks.

DESCRIPTION

The premises comprise an end of terrace industrial unit of concrete block construction under an even pitched profile sheet roof. The unit has most recently been used as a double glazing showroom and has separate personnel and loading doors. The current loading door has been adapted to include a showroom entrance, but the loading door remains above a suspended ceiling. Externally there are several parking spaces.

ACCOMMODATION (All sizes are approximate GIA)
1F 182.7 sq.m. (1,966 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate Level C Rating 58
Further details are available on request.

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity.

PLANNING

It is understood that the premises have consent for use as a workshop or warehouse within Use Classes E and B8. Interested parties are advised to contact West Devon Borough Council on 01822 813600

TENURE

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

RENT

£16,020 per annum (£1,335 per month)

RATES

Rateable Value - £17,750
West Devon Borough Council Business Rates - 01822 813600
Local Authority Reference - 45543381483

VAT

The rent is not currently subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

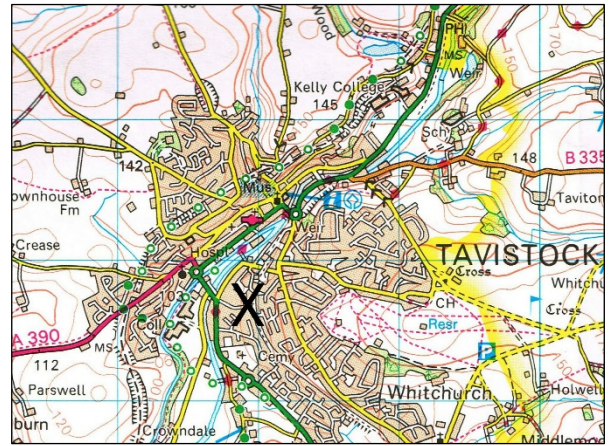
VIEWING

Strictly through the sole agents – **Simon Powell Commercial**
Contact: Simon Powell
T 01822 611311
E simon@simonpowell.co.uk

www.simonpowell.co.uk

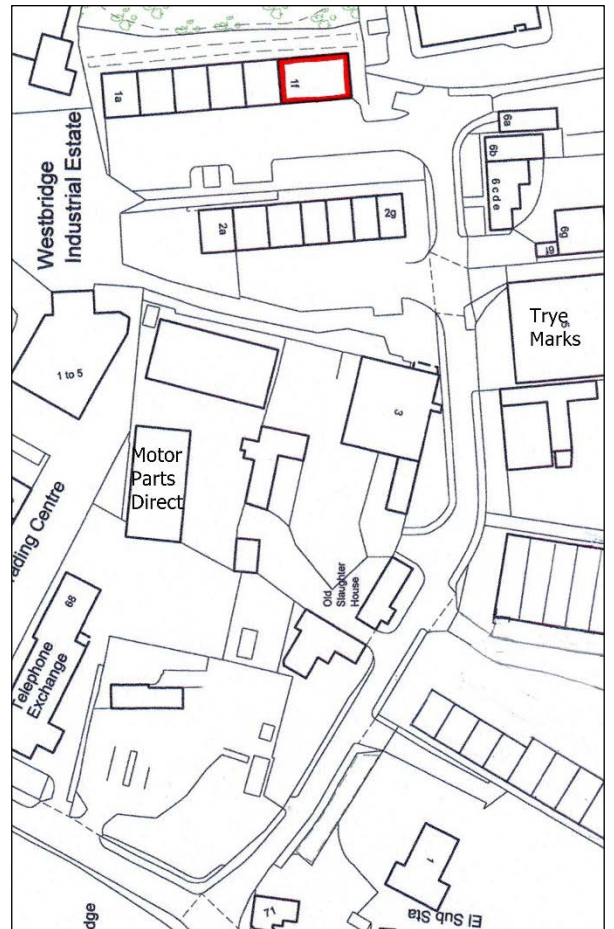
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN TOWARDS PIXON LANE



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