

REF: S/153 - DETAILS PREPARED 25.04.2024

# TO LET

## BUSINESS/OFFICE PREMISES

12 PLYMOUTH ROAD  
TAVISTOCK  
PL19 8AY



PHOTO TAKEN APRIL 2024

- 74.1 SQ.M. (798 SQ.FT.)
- PRIME OFFICE LOCATION
- CLOSE TO MAIN TOWN CAR PARK
- SUITABLE FOR VARIOUS USES

## LOCATION

The premises are located on Plymouth Road close to the centre of Tavistock in the prime office location. This is a very prominent position fronting the main A386 and offers scope to promote the business occupying this property.

## DESCRIPTION

The premises comprise the ground and first floors of this traditionally built end of terraced property where the basement or lower ground floor is occupied by another party. The ground floor comprises three rooms, with a further three rooms plus toilet and kitchen on the second floor.

## ACCOMMODATION (All sizes are approximate NIA)

Ground Floor 42.2 sq.m. (454 sq.ft.)  
First Floor 31.9 sq.m. (344 sq.ft.)  
Total 74.1 sq.m. (798 sq.ft.)

## EPC

Energy Performance Certificate - Band E (being renewed)  
Please ask for more information or go to our web site.

## SERVICES

The building has mains electricity, water and drainage.

## PLANNING

It is understood that the premises have consent for use as an office within Use Class E (which includes A1, A2, A3 & B1). 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

£9,000 per annum (£750 per month)

## SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property such as external maintenance, insurance etc based on a fair proportion of any costs incurred.

## RATES

Rateable Value - £8,750. A qualifying business would pay no rates.  
West Devon Borough Council Business Rates - 01822 813600  
Local Authority Reference – 45542903276

## VAT

The rent will not be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

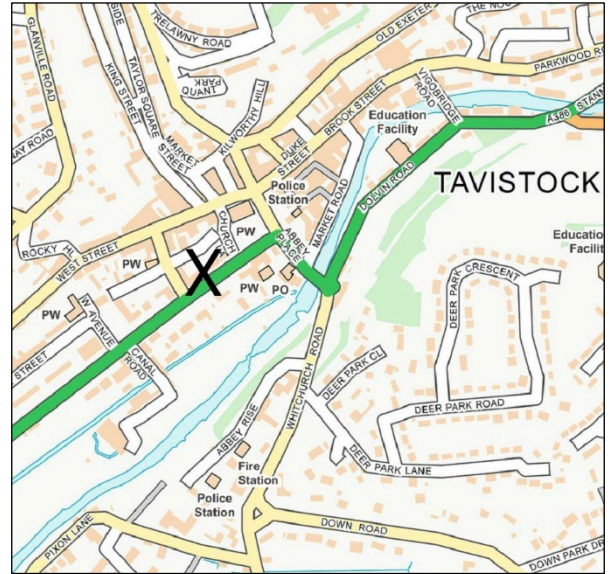
## VIEWING

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

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

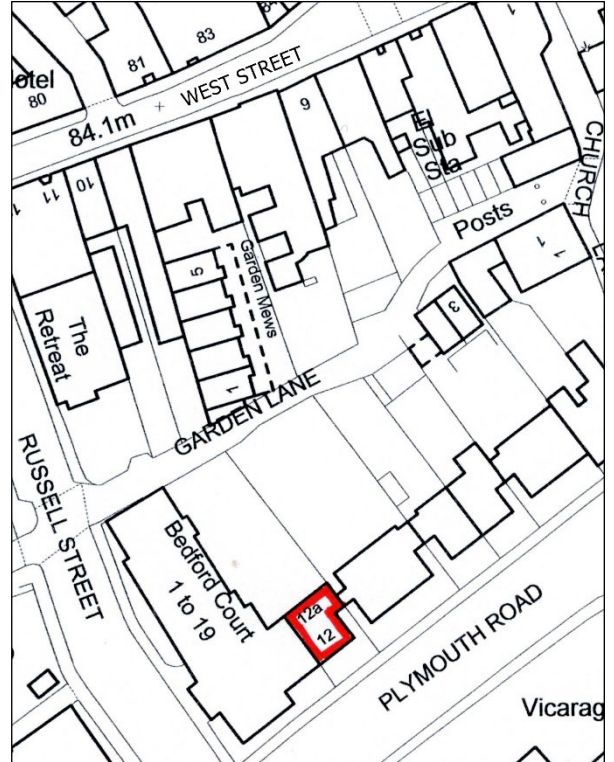
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS BEDFORD SQUARE



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