

REF: S/165 - DETAILS PREPARED 25.04.2024

**TO LET**  
(DUE TO RELOCATION)  
**RETAIL/OFFICE PREMISES**

**4 MARKET ROAD  
TAVISTOCK  
PL19 0BW**



PHOTO TAKEN MARCH 2024

- 57.1 SQ.M. (615 SQ.FT.)
- JUST OFF BROOK STREET BY WHITE STUFF & CREW CLOTHING
- SUITABLE FOR VARIOUS USES
- NEW LEASE AVAILABLE



## LOCATION

The premises are located fronting Market Road close to its junction with Brook Street and the Prime shopping area of the town centre. Nearby retailers include White Stuff, Crew Clothing, Mountain Warehouse and Costa.

## DESCRIPTION

The premises comprise a self contained ground floor retail/office unit that forms part of the conversion of an old dairy building, and provides modern standard space that includes gas central heating. There is a separate office/meeting room and good sized kitchen as well as a toilet.

**ACCOMMODATION** (All sizes are approximate NIA)  
57.1 sq.m. (615 sq.ft.)

## EPC

An Energy Performance Certificate is being commissioned  
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 a shop 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

£13,500 per annum (£1,125 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 - £10,250. A qualifying business would pay no rates.  
West Devon Borough Council Business Rates - 01822 813600  
Local Authority Reference – 45542565707

## VAT

The rent is not currently subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

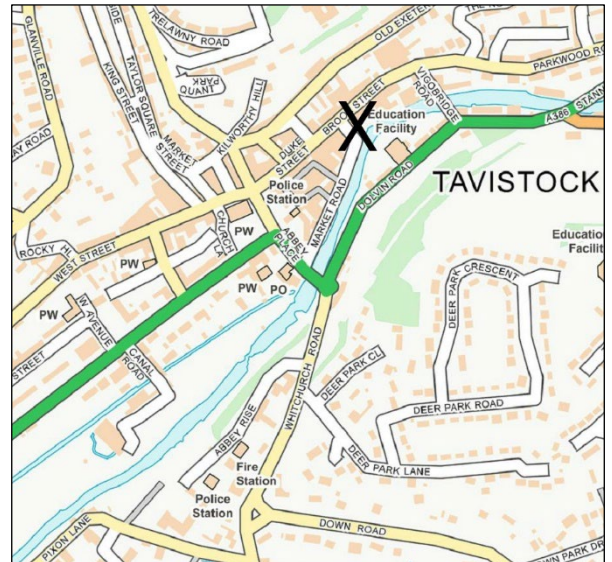
## VIEWING

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

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

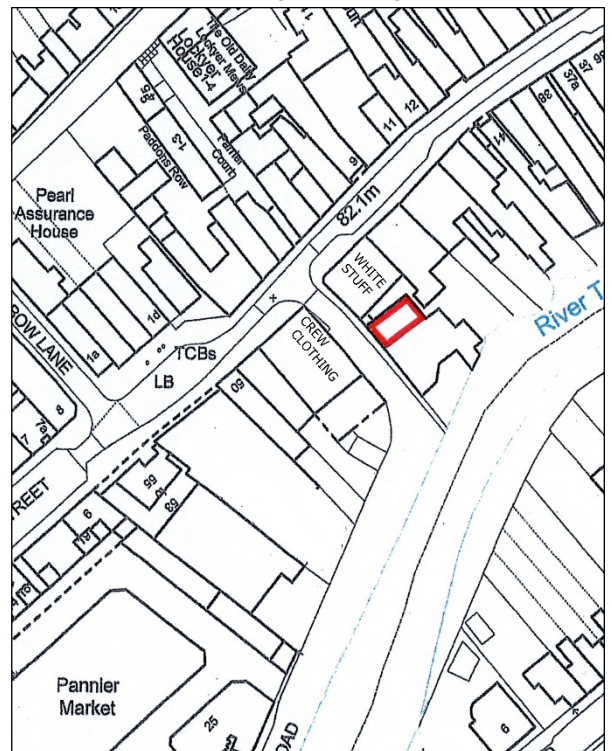
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS BROOK STREET



**Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that:** (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.