

Tavistock - The Duke of York, 15 Ford Street, Devon PL19 8DZ  
Free-of-Tie Public House to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Tavistock - The Duke of York, 15 Ford Street, Devon PL19 8DZ

## Free-of-Tie Public House to Rent



### Property Features:

- Large public house with 3-bed owners accommodation
- Total area size 250 sq m (2,691 sq ft)
- Rated 4.1/5 stars on Google
- Flexible terms to fit your needs
- VAT is applicable to this property
- Located close to the town centre with occupiers close by including takeaway, convenience store, car dealer and fashion accessories shop.

### Property Description:

Comprises a ground floor public house with three-bed owners` accommodation at first floor. The pub benefits from large beer garden (30ppl), commercial kitchen, pool/dartboard games area and place for TV and sports.



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £425 per week (PCM: £1,841.66)

\*VAT is applicable on 90% of the rent.

Deposit: £3,423 (2 months)

### Rateable Value:

Rateable Value – £9,400

Rates Payable – £0\*

\*Note – Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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### Location:

Tavistock is an ancient stannary and market town within West Devon, England. It is situated on the River Tavy from which its name derives. Tavistock lies on the edge of Dartmoor, around 24 kilometres (14.9 mi) north of Plymouth on the A386. Plymouth Road, the A386 heading west from the centre of the square, is home to much of the town's tourist trade, with many hotels and bed and breakfast establishments, as well as the town's bus station. Between Plymouth Road and the Tavy is the park, known locally as the Meadows, along with car parks, the Wharf theatre, cinema and culture centre, and a public recreation pool. West of the Meadows are found the substantial playing fields and buildings of Tavistock College, reached by an underpass below the A386. Further south along the Plymouth Road/A386 lie industrial estates, supermarkets and other large retail outlets.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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