



Central Stores

Ref: 3217132

4 Abbey Place, Tavistock, PL19 0AA

Freehold: £700,000

Convenience store let to Bestway Retail Ltd

Current rent £30,000 pa

Additional income from office and £3,500 pa

Total income £49,160

Secure Leases

EPC Rating C (66)



Description

The property is an attractive mid-19th century, Grade II Listed building, arranged on basement, ground and first floors, with a retail frontage to Abbey Place and four staff parking spaces at the rear.

The convenience store has a retail sales area of 2,409 square feet (GIA), plus ancillary areas on ground and basement levels. The retail area has a modern, air conditioned fit-out with a Post Office sales counter at the rear of the shop.

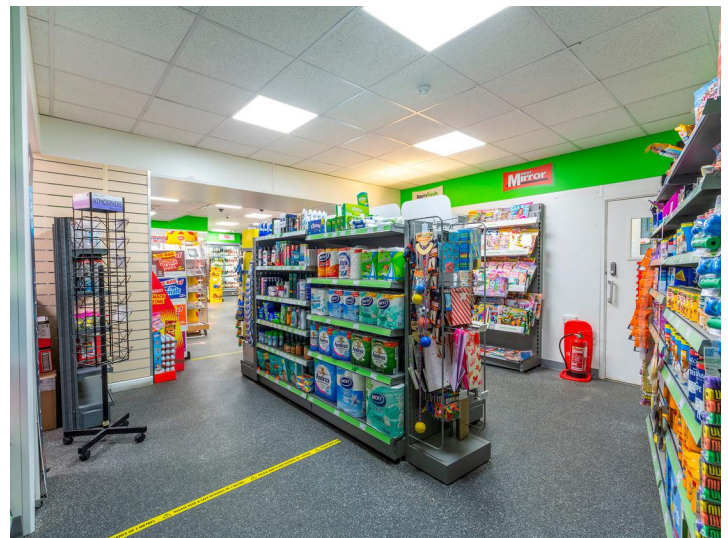
An additional ground floor office, currently fitted as a recording studio, is situated at the rear of the property. The first floor comprises two flats, each with one bedroom, which share access from the side of the property.



Location

Tavistock is an ancient stannary and a thriving market town, located 15 miles north of Plymouth in west Devon. The town has a population of 13,028 (2011 census) which is boosted by year round tourism.

The convenience store is situated in the town centre, on the busy A386 trunk route that links the A30 with Plymouth. The town hall, Tavistock Museum and Tavistock Pannier Market are all situated opposite and the town centre shopping area is within 100 metres.



Covenant Information

Bestway Retail Limited is a subsidiary of Bestway (Holdings) Limited. Bestway has an 18% market share in the grocery wholesale sector and directly operates 195 convenience store stores, alongside 2,682 franchised stores, all operating under the Central Convenience, Select Convenience, Best-One, Bargain Booze, Wine Rack, Costcutter, Mace, Supershop, Kwiksavve, and Simply Fresh brands.

The Opportunity

We are instructed to seek offers of £715,000 (seven hundred & 15 thousand pounds) for the freehold interest, subject to contract and exclusive of VAT. The property has not been elected for VAT.

Tenure

The property is held freehold.





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Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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