



48a BROOK STREET
GUIDE PRICE **£285,000**

Freehold Commercial Premises on Prime High Street
TAVISTOCK

MILLER TOWN & COUNTRY
exp UK



The Property

This historic (though not listed) commercial premises has a half-timbered frontage and enjoys a prime location on the main shopping street of Tavistock. The freehold encompasses a double-fronted commercial unit with excellent window frontage.

Unit 48a is currently vacant, and set over 5 floors. The ground floor is configured for retail use, with storage on the first floor. Staff facilities, including kitchen, break room and WC are located on the second floor. The top floor attic and cellar provide further storage.

Under Use Class E, a broad range of commercial uses is permitted, including retail, sale of food & drink, professional services, indoor recreation, medical or health services, nursery and offices.

This versatility offers a great opportunity for a commercial landlord to add to their portfolio while maintaining flexibility on the type of tenant attracted. Potential rental yields are in the region of 12%.

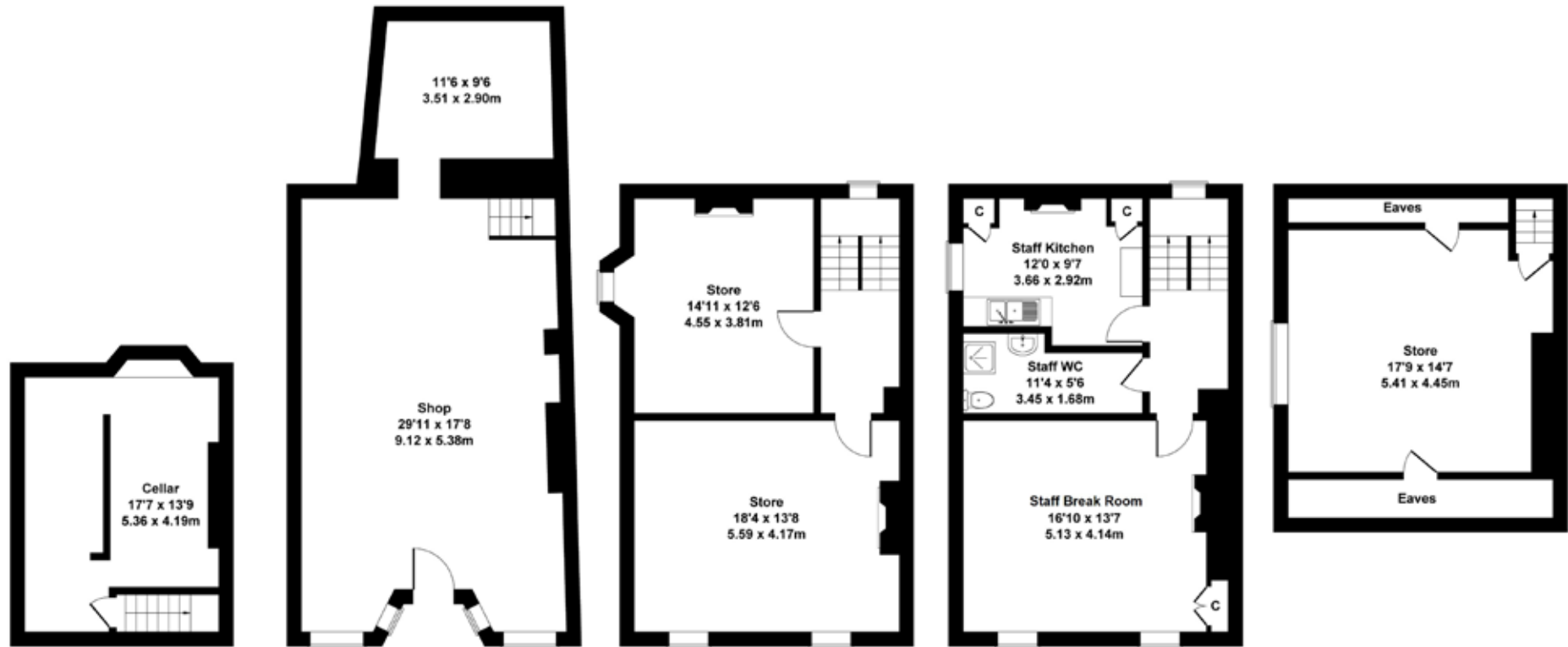


- » Freehold Commercial Property
- » Prime High Street Location
- » Premises being Sold with Fixtures & Fittings
- » Formerly A1 Use Class, Now E

- » Set Over Five Floors
- » Broad Range of Commercial Uses Permitted
- » Excellent Window Frontage
- » Bustling Town, Good Local & Tourist Footfall

48 Brook Street

Approximate Gross Internal Area
2304 sq ft - 214 sq m





Location

The centre of the UNESCO World Heritage town of Tavistock is anchored by the historic pannier market and is well frequented by locals and visitors alike, with tourists travelling from significant distances to holiday in the area. Locals hold a strong sense of community and take pride in 'shopping local', embracing both independent and chain retail and service businesses alike. Tavistock provides a broad range of shopping amenities, services and schooling along with a riverside park, leisure centre and theatre all based around the beautiful countryside of Dartmoor National Park. The town is ideally located with easy access to the maritime city of Plymouth which offers an excellent retail and commerce centre, as well as road, rail and ferry links. Outdoor enthusiasts are well served, having both the wilds of Dartmoor as well as the gentler countryside of the Tamar Valley on your doorstep.

KEY INFORMATION

-  9 Separate Rooms (2 of which Ground Floor)
-  WC on Second Floor
-  No parking
-  Not Listed
-  No heating in place
-  Step-free access to Ground Floor spaces only
-  Utilities: Mains electricity, water & drainage
-  Restrictions: Lease in place, title available upon request
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: Some timber-framed windows
-  Building Safety Concerns: None
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  Commercial EPC Rating: D (77)
-  Business Rates apply
-  Tenure: Freehold
-  Broadband: FTTP (Ultrafast)
-  Mobile Signal: Limited indoor, likely outdoor

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VIEWING:

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