



48b BROOK STREET
OFFERS OVER £325,000

Freehold Commercial Premises on Prime High Street
TAVISTOCK

MILLER TOWN & COUNTRY
exp UK



- » Freehold Commercial Property
- » Prime High Street Location
- » Lease in Place until 2027
- » Large Ground Floor Retail Space
- » Formerly A1 Use Class, Now E
- » Bustling Town Centre Location
- » Town Borders Dartmoor National Park

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.

48b Brook Street is a two-storey end-terrace retail premises leased to a national chain tenant until at least 2027. The retail space is located on the ground floor and includes an area to the rear configured as two fitting rooms. A stock room, break room and staff WC are located on the first floor.

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%.



48B Brook Street

Approximate Gross Internal Area
1515 sq ft - 141 sq m

Fitting Room
5'4 x 4'0
1.63 x 1.22m

Fitting Room
7'7 x 5'10
2.31 x 1.78m

Shop
43'0 x 18'8
13.11 x 5.69m

Office
11'1 x 7'11
3.38 x 2.41m

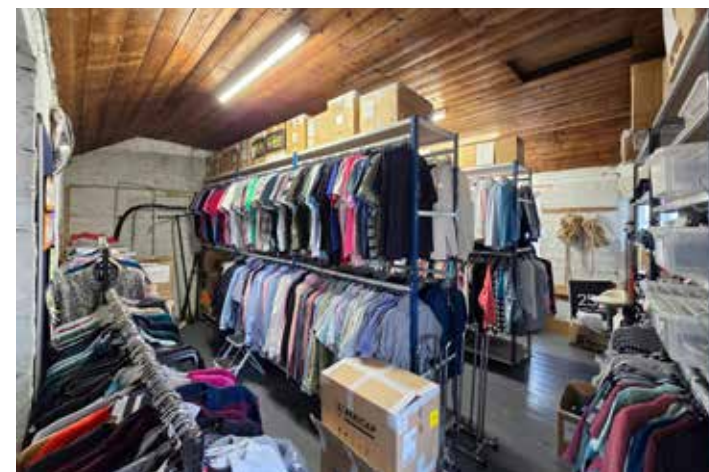
Staff WC
4'8 x 4'6
1.42 x 1.37m

Stock Room
20'4 x 18'6
6.20 x 5.64m

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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 renowned private school Mount Kelly College is located just outside the town centre. 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

	Ground Floor Retail First Floor Storage / Staff Facilities		Commercial EPC Rating: D (92)
	Staff WC on First Floor		Business Rates apply
	No parking		Tenure: Freehold
	Not Listed		Broadband: FTTP (Ultrafast)
	Heating: Electric		Mobile Signal: Limited indoor, likely outdoor
	Step-free access to Ground Floor spaces only		
	Utilities: Mains electricity, water & drainage		
	Restrictions: Lease in place until 2027		
	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		

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VIEWING:

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