STAGS

75, West Street

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Tavistock, Devon PL19 8AJ

Bedford Square 200 yards • Whitchurch Down 1.2 miles • Plymouth 15 miles • Exeter 40 miles

A freehold, mixed-use premises in the heart of Tavistock with a terraced rear garden, offering potential for refurbishment, remodelling or redevelopment, subject to any necessary consents.

- Mixed-use Premises of 3,600q.ft+
- Very Sizeable 3/4-bed Maisonette
- Refurbishment Required
- Various Other Potential Uses (STP)
- Freehold - Vacant Possession
- Retail Unit on the Ground Floor
- Rear Garden and Courtyard
- Scope to Remodel/Redevelop
- Strong Town Centre Location
- Council Tax Band: A

Guide Price £260,000

SITUATION

The building is located in a prominent position in the heart of Tavistock, amongst a number of well-regarded shops, bars and restaurants, including Tavistock's popular and notable Cornish Arms Inn, which sits directly opposite. The property is also within a short walk of Tavistock's principal high street and Bedford Square, Pannier Market and the bus station, as well as the Wharf Art and Entertainment Centre, and Meadowlands Park and Leisure Centre.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

DESCRIPTION

An opportunity has arisen to acquire the freehold interest of one of Tavistock's more recognisable and individual town centre premises.

Believed to date to the mid-17th century, the three-storey, slate-clad building is Grade II Listed and arranged as a large commercial premise on the ground floor with an extremely sizable 3/4-bedroom maisonette across the first and second floors, together with a stepped garden at the rear. The commercial premises has historically traded as a popular and successful restaurant, although following the owner's retirement some years ago, it has been more recently used for retail, and a number of different possibilities and options still exist. The flat has scope for refurbishment and restoration, although other options, including the division of the accommodation into several units and the remodelling of the entire three-storey layout, may be possible, subject to any necessary consents and approvals.

RESIDENTIAL

The residential accommodation spans the first and second floors, comprised as follows: a large front-facing reception room centred around a marble fireplace with a log burning stove; a fitted kitchen; a standalone bathroom; a large further reception/fourth bedroom with a door out to the rear garden; three WCs, formerly ladies' and gents' facilities for the restaurant; two large second-floor double bedrooms; a third, single bedroom, and; a second bathroom.

COMMERICAL

The commercial element occupies the ground floor of the building and is arranged into a front sales area with a full-height window, a rear sales area, a small walk-through store, and a further large storage area, formerly the commercial kitchen. At the far end is a door out to a small courtyard.

OUTSIDE

Granite steps lead up to the entrance above street level. At the rear, at first-floor level, are steps leading up to a good-sized, terraced garden which requires clearance but offers very good potential. Please note that there is no parking with the property.

SERVICES AND OUTGOINGS

Mains water, electricity, gas and drainage are connected. Gas-fired central heating to the apartment, as well as night storage heaters. Ultrafast broadband is available. Mobile voice/data services are available through all four major providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. The Rateable Value is £6,200 per annum (VOA website). Council Tax Band A. EPC Bands: Maisonette D, Shop C.

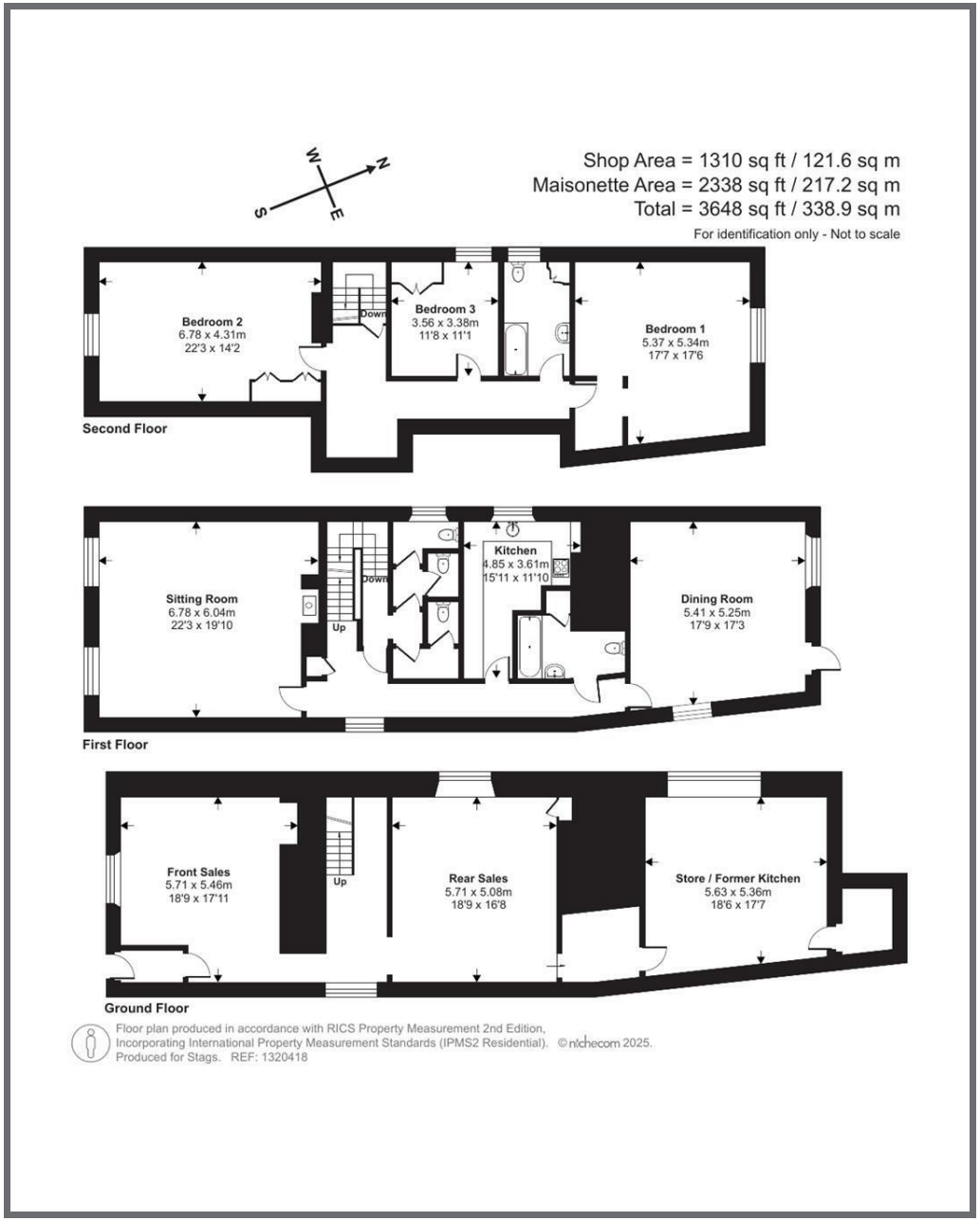
TENURE

The building is currently let, as a whole, to the existing occupiers with a passing rent of £18,000 per annum exclusive. The occupants are in the process of vacating, and so the building is being offered with vacant possession upon completion.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agent, Stags. The shop is still trading. The What3words reference is ///mash.orange.star.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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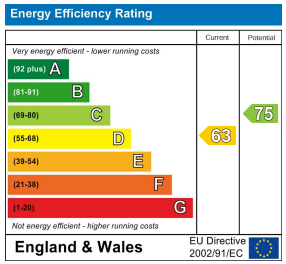

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