

REF: S/342 - DETAILS PREPARED 20.11.2019

# TO LET

## RETAIL PREMISES

49 BROOK STREET  
TAVISTOCK  
PL19 0BJ



PHOTO TAKEN NOVEMBER 2019

- 206 SQ.M (2,234 SQ.FT.) OVER FOUR FLOORS
- PRIME RETAIL POSITION
- SUITABLE FOR VARIOUS RETAIL OR OFFICE USES
- REAR PARKING AREA



## LOCATION

The premises are located on Brook Street in the prime retail area of Tavistock Town Centre. Nearby occupiers include Mountain Warehouse, Crew Clothing, White Stuff, Boots, WH Smith and Superdrug.

## DESCRIPTION

The premises comprise a mid terraced property of traditional construction that was previously the towns Santander bank. The accommodation is arranged over three floors plus a basement which is accessed from the rear parking/loading area. The property is currently fitted out as a bank but can be opened up to create a relatively clear sales area, with access to the upper floors. There are toilet facilities on the ground and first floors. Externally there is a rear parking/loading area.

## ACCOMMODATION (All sizes are joint agents' figures)

Basement 54 sq.m. (583 sq.ft.)

Ground Floor 66 sq.m (730 sq.ft.)

First Floor 40 sq.m. (426 sq.ft.)

Second Floor 35 sq.m. (374 sq.ft.)

## EPC

Energy Performance Certificate - Band C - Rating 74

Please ask for more information or go to our web site.

## SERVICES

The building has mains electricity, water and drainage.

## PLANNING

It is understood that the premises have consent for use as a shop within Use Classes A1 & A2. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

## TENURE

The premises are offered by way of a new lease on effective FRI terms.

## RENT

£27,500 per annum

## RATES

Rateable Value - £21,250

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45541746301

## VAT

The rent will be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through the joint agents – **Simon Powell Commercial**

Simon Powell T 01822 611311 E [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

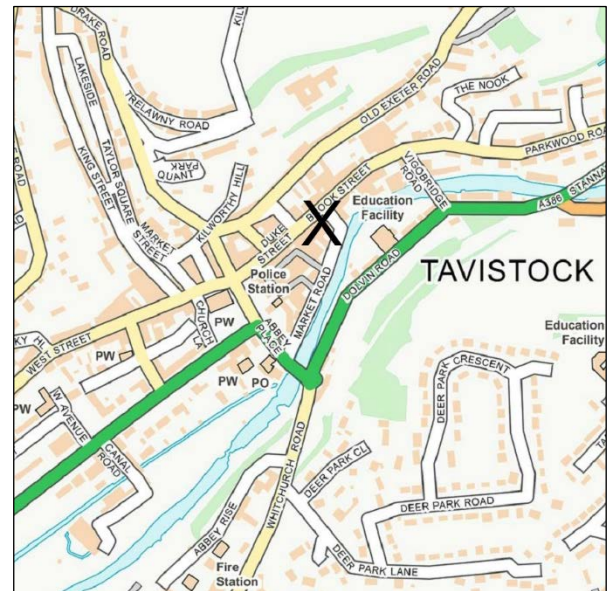
[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

Or **Avison Young**

Chris Wright T 0117 988 5254 E [chris.wright@avisonyoung.com](mailto:chris.wright@avisonyoung.com)

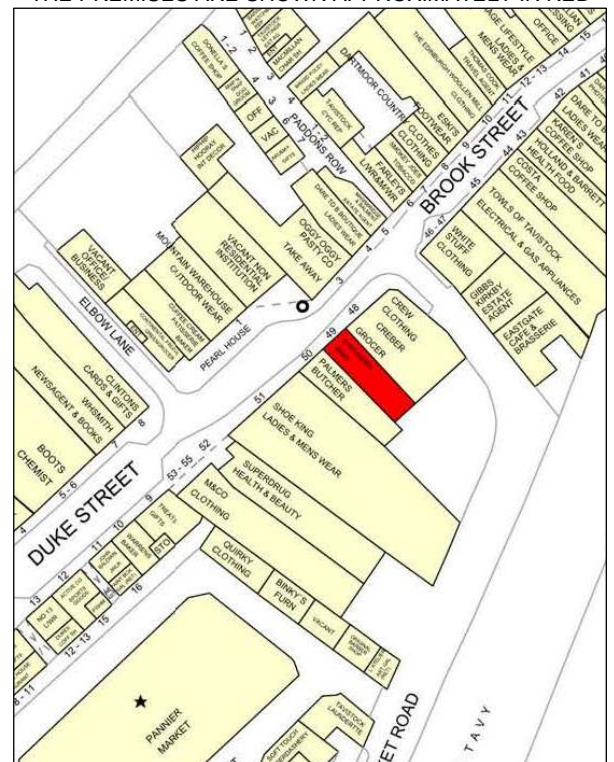
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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