

REF: S/452 - DETAILS PREPARED 10.07.2025

FOR SALE

DEVELOPMENT OPPORTUNITY

6 BEDFORD SQUARE & 1 NORTH STREET
TAVISTOCK
PL19 0BU



PHOTO TAKEN JULY 2025

- **PLANNING PERMISSION FOR 3 SHOPS & 3 APARTMENTS**
 - **EXCELLENT POSITION IN THE TOWN CENTRE**
 - **ONE SHOP UNIT POTENTIALLY LET**
 - **ATTRACTIVE LISTED BUILDING**

LOCATION

The property is located in a prominent position fronting Bedford Square in the heart of Tavistock town centre and the edges of both Duke Street and West Street.

DESCRIPTION

The property comprises a terraced Grade II listed building of traditional construction laid out mainly over three floors plus basement, together with a two storey section on the North Street frontage. Planning has been obtained under application number 0352/25/FUL to convert the current ground floor banking hall into two shop units together with some minor alterations to the existing shop unit fronting North Street. The upper floors have consent for a one bedroom and a two bedroom apartment on the first floor, and a two bedroom apartment on the second floor. The basement will provide space for bins. Full plans are available on request.

ACCOMMODATION (All areas are approximate)

We understand the main building comprises some 300 sq.m (3,330 sq.ft.) of accommodation with the ground floor of 1 North Street adding a further 55 sq.m. (592 sq.ft.).

ENERGY PERFORMANCE CERTIFICATE (EPC)

6 Bedford Square is Grade II listed and no EPC has been commissioned. 1 North Street has an EPC Banding of D Rating 95.

SERVICES

It is understood that the property benefits from mains water, drainage, gas and electricity.

TENURE

The premises are held Freehold. There is a lease of 1 North Street for a term ending on the 30th November 2027 at a current rent of £7,500 per annum and there is a lease of the side alley off North Street for a term also ending on the 30th November 2027 at a current rent of £2,000 per annum. Both leases have security of tenure. Full details are available on request.

PRICE

A guide price of £450,000 subject to the existing tenancies.

RATES

Rateable Value 6&7 Bedford Square £26,750

Local Authority Reference – 45541651044

Rateable Value 1 North Street £8,600

Local Authority Reference – 45542720628

West Devon Borough Council Business Rates - 01822 813600

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

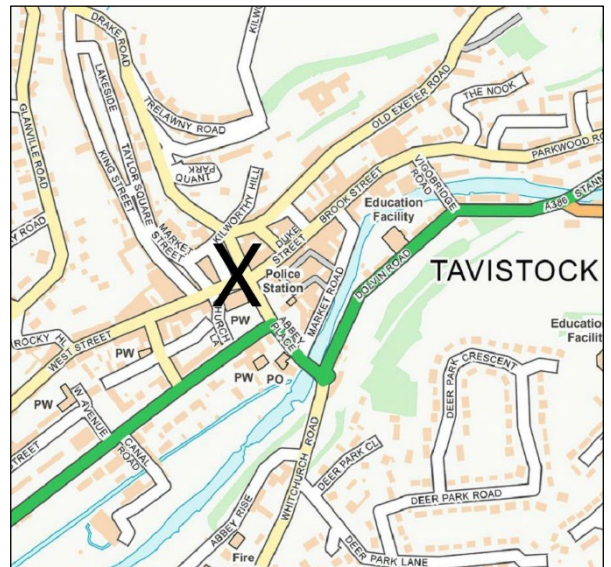
Strictly through the sole agents – **01822 611311**

Peter Sleep peter@simonpowell.co.uk

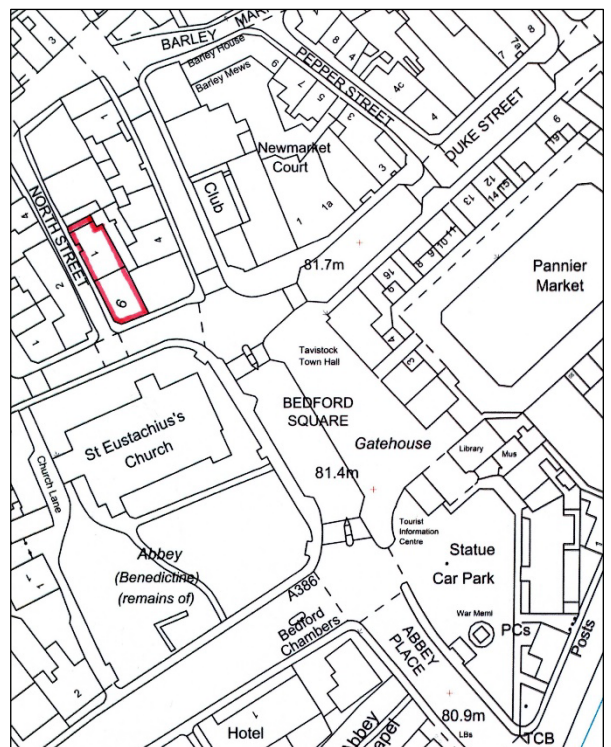
Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.