

Units 29&30 Atlas House

West Devon Business Park, Tavistock, PL19 9DP

For Sale

REF S/033



PHOTO TAKEN MARCH 2026

Offices Premises

- 217 sq.m. (2,335 sq.ft.)
- Popular Retail & Business Park Location
- First Floor Unit
- On Site Parking

£125,000 Leasehold



LOCATION

The premises are located on Tavistock's West Devon Business Park a mixed retail, office and industrial area adjacent to the Morrisons supermarket and opposite the Plymouth Road Industrial Estate. Other businesses on the site include Screwfix and Mole Valley Farmers.

DESCRIPTION

The premises comprise form part of a larger building that has been divided into a number of retail, office and storage units. Unit 30 comprises a self-contained first floor office suite with kitchen and toilet facilities which is connected to Unit 29 comprising a large open plan office/store room and former archive store. The units come with three car parking spaces.

ACCOMMODATION (Approximate GIA)

217 sq.m. (2,335 sq.ft.)

EPC

An EPC has been commissioned. For more information please ask.

SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

PLANNING

It is understood that the premises currently have consent for use as offices falling within Use Class E. Interested parties are advised to contact the Local Planning Authority West Devon Borough Council on 01822 813600

TENURE

The premises are held on the remainder of two 999 year leases Unit 29 from 1999 and Unit 30 from 1990 both on annual rents of £1.

PRICE

Offers invited with a guide price of £125,000

SERVICE CHARGE

In addition to the rent the owner will be responsible for a percentage of the costs involved in maintenance of the exterior and common areas, fire safety, buildings insurance, a sinking fund, management etc. For Units 29&30 the percentage would be 10.74% currently equating to £3,084.44 per annum, prior to reconciliation.

RATES

RV Unit 29 £ 2,200 Local Authority Reference 45541730075

RV Unit 30 £15,000 Local Authority Reference 45541730076

West Devon Borough Council Business Rates - 01822 813600

N.B. Unit 29 only includes the archive store for rating purposes and Unit 30 the remainder.

VAT

The price will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

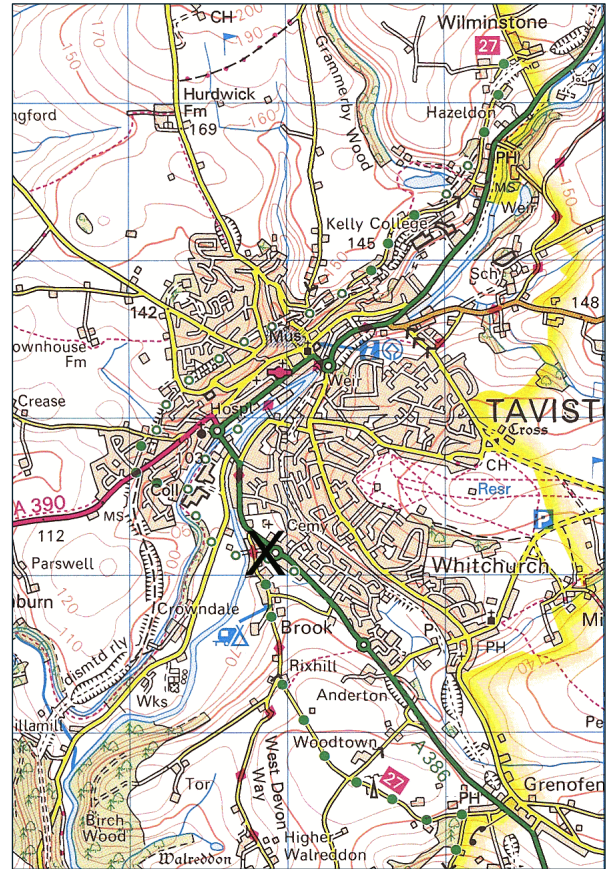
Viewing Strictly through the sole agents: 01822 611311

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LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED

