

3B BROOK STREET

Tavistock, PL19 0HD

To Let

REF S/236



PHOTO TAKEN NOVEMBER 2025

Retail Premises

- 43 sq.m (463 sq.ft.) Ground Floor Shop
- Currently Being Refurbished
- Prime Retail Position
- Suitable For Various Uses

£13,200 Per Annum



LOCATION

The property is located on Brook Street within the prime retail area of Tavistock Town Centre. Nearby occupiers include White Stuff, Crew Clothing, Mountain Warehouse and Costa Coffee.

DESCRIPTION

The premises comprise a ground floor retail unit within a listed building that was originally built as a hotel. The property includes a main retail area, kitchen/staff areas and WC. There is a second access at the back from a shared courtyard area.

ACCOMMODATION (Approximate NIA)

43 sq.m. (463 sq. ft)

EPC

An Energy Performance Certificate has been commissioned. Please ask for more information or go to our web site

SERVICES

The building has mains electricity, water and sewerage.

PLANNING

It is understood that the premises have consent for or are suitable for use as a shop within Use Classes E & A5. Class E includes the former Use Classes A1, A2, A3, & B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

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

RENT

£13,200 per annum (£1,100 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

RATES

Rateable Value - Needs Re-Assessing
West Devon Borough Council Business Rates - 01822 813751
Local Authority Reference – 45541742297 (combined with 3A)

VAT

The rent will not 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.

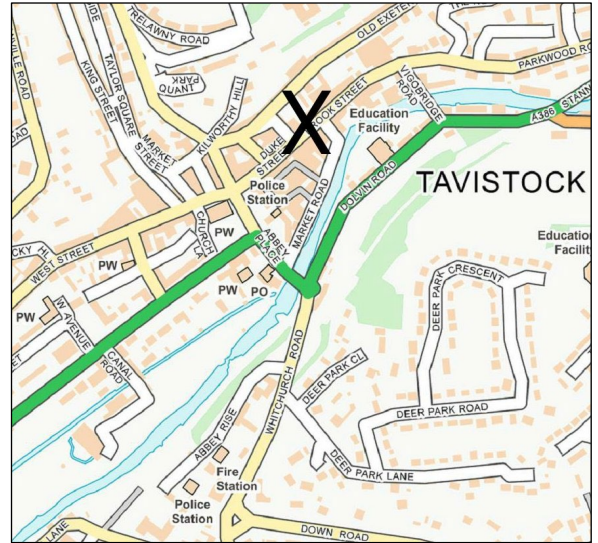
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

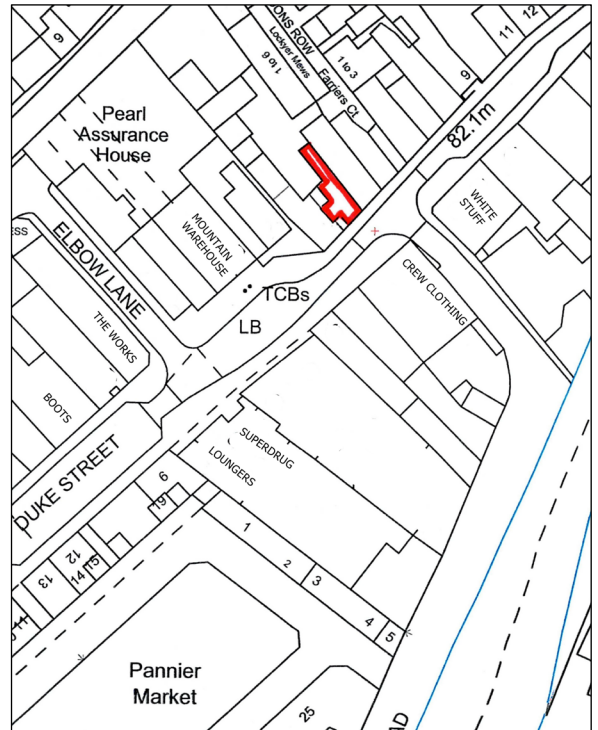
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW TOWARDS DUKE STREET

