

# UNIT 4 LOCKYER MEWS

Paddons Row, Tavistock, PL19 0HF

# To Let

REF S/287



PHOTO TAKEN FEBRUARY 2026

## Retail/Office Premises

- 31.9 sq.m. (343.sq.ft.)
- Attractive Period Property in Courtyard Style Location
- Ground & First Floor Unit
- Close To Prime Shopping Area

## £5,400 Per Annum



## LOCATION

The premises are located in Paddons Row, an attractive courtyard type location just off Brook Street and the town centres main retail area. Paddons Row is a mixed retail and office setting that includes a popular café.

## DESCRIPTION

The premises comprise the ground and first floors of part of a terraced block of traditional construction. The unit has a stable door entrance with side window and the ground floor area is open plan and includes a staircase to the first floor. There are windows in the rear elevation giving both floors good natural light. There is a shared toilet facility.

## ACCOMMODATION (Approximate NIA)

Ground Floor 16.6 sq.m. (178 sq.ft.)

First Floor 15.3 sq.m. (165 sq.ft.)

Total 31.9 sq.m. (343 sq.ft.)

## EPC

Energy Performance Certificate - Band C - Rating 67

Please ask for more information or go to our web site

## SERVICES

It is understood that the premises benefit from mains electricity and water is from a shared supply.

## PLANNING

It is understood that the premises currently have consent for use as a shop or office 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 offered on a new effectively FRI lease on terms to be agreed.

## RENT

£5,400 per annum (£450 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, to include water and drainage.

## RATES

Rateable Value - £4,050 A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – 45542800674

## VAT

The rent 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.

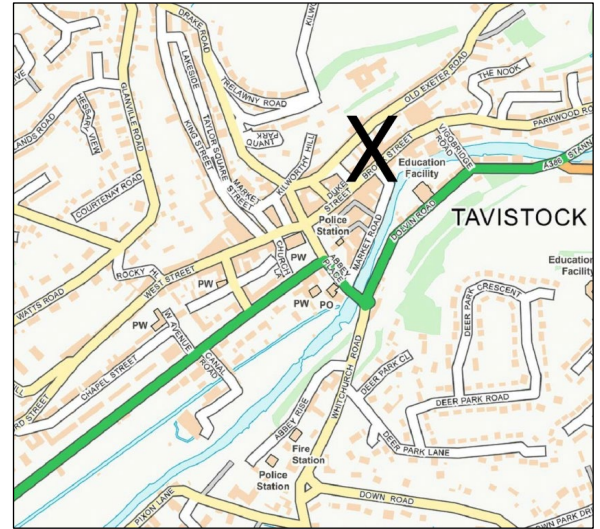
Viewing Strictly through the sole agents: 01822 611311

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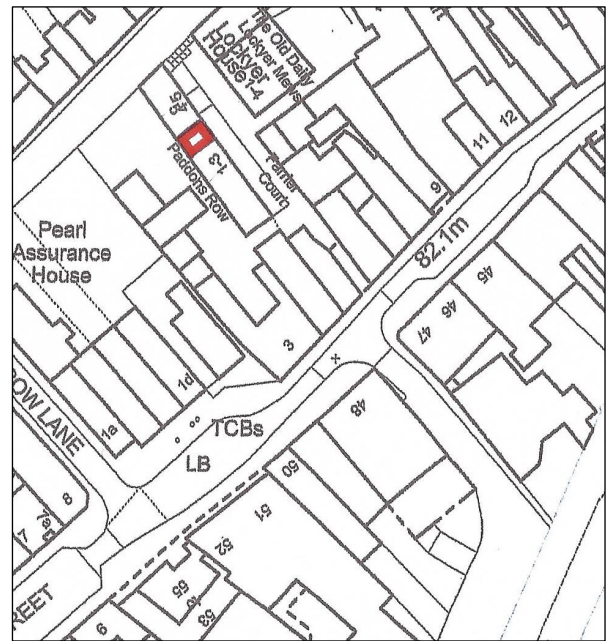
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN PADDONS ROW TO BROOK STREET

