

REF: S/346 - DETAILS PREPARED 22.09.2025

# FOR SALE

## RETAIL INVESTMENT PREMISES

33 BROOK STREET  
TAVISTOCK  
PL19 0HE



PHOTO TAKEN AUGUST 2025

- **GROUND FLOOR SHOP OF SOME 45.3 SQ.M (488 SQ.FT.)**
  - **POPULAR RETAIL POSITION**
  - **CURRENTLY PRODUCING £10,020 PER ANNUM**
  - **FLAT SOLD OFF ON A LONG LEASEHOLD INTEREST**
  - **PRICE REDUCED**

## LOCATION

The premises are located on Brook Street in a good secondary trading position opposite the main co-op supermarket and car park.

## DESCRIPTION

The premises comprise a mid-terraced property of traditional construction comprising a self-contained ground floor shop with rear storage and a toilet. The upper floor comprises a self contained flat which has been sold off.

## ACCOMMODATION (All areas are approximate)

Ground Floor Shop 45.3 sq.m. (488 sq.ft.)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band E - Rating 112  
Please ask for more information or go to our web site.

## SERVICES

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

## TENURE

The premises are held Freehold subject to a lease of the ground floor shop to Perwer Husseini for a term of 6 years from the 1<sup>st</sup> March 2023 at a current passing rent of £10,020 per annum. There is a rent review due on the 1<sup>st</sup> March 2026. The upper floor is sold off on a 999 year lease and includes the rear garden.

## PRICE

Offers in the region of £100,000 subject to the existing leases reflecting a gross initial yield of 10.02%

## RATES

Rateable Value £7,900  
Local Authority Reference – 45541740075  
West Devon Borough Council Business Rates - 01822 813600

## VAT

We understand the price is not subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

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

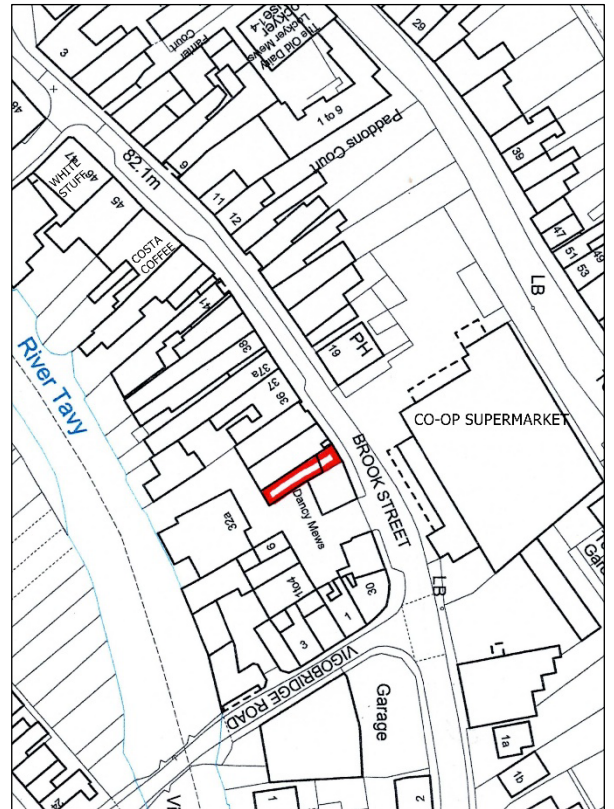
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THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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