

37 Brook Street

Tavistock, PL19 0HE

FOR SALE

REF S/432



PHOTO TAKEN APRIL 2025

Development Opportunity

- Former Retail Unit With Ancillary Accommodation Over 3 Floors Offering Varied Development Potential
- Well Positioned Close To National Retailers (White Stuff and Costa) And Established Local Businesses
- Suitable For Various And Mixed Uses

£239,000 Freehold

LOCATION

The premises are located on Brook Street towards the Eastern edge of Tavistock Town Centre but in a prominent position amongst a mix of National and local retailers and restaurants / cafes.

DESCRIPTION

The premises comprise a former toy shop with ground floor sales and storage areas, and extensive additional accommodation over 3 floors, previously used as stock rooms, but with scope for conversion / use as 2 or more residential units. Outside Space includes a potential South facing roof terrace overlooking the River Tavy and a garden area

ACCOMMODATION (Approximate GIA)

Ground floor shop / storage – 126.8 sq. m (1,364 sq.ft.)

First floor -116.8 sq.m (1,256 sq.ft.)

Second floor – 35.40 sq.m (380 sq.ft.)

Third floor – 28.3 sq.m (304 sq.ft.)

EPC

Energy Performance Certificate – Ground floor shop and storage (expires April 2034) Band C – Rating 62

Energy Performance Certificate - mid floor maisonette (expires April 2034) Band E - Rating 46

SERVICES

The building has mains electricity, water and drainage.

PLANNING

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

TENURE

The premises are freehold

PRICE

Guide £239,000

RATES

Rateable Value - £11,500

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – 45541740043

VAT

The sale price agreed will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Viewing Strictly through the sole agents T 01822 611311

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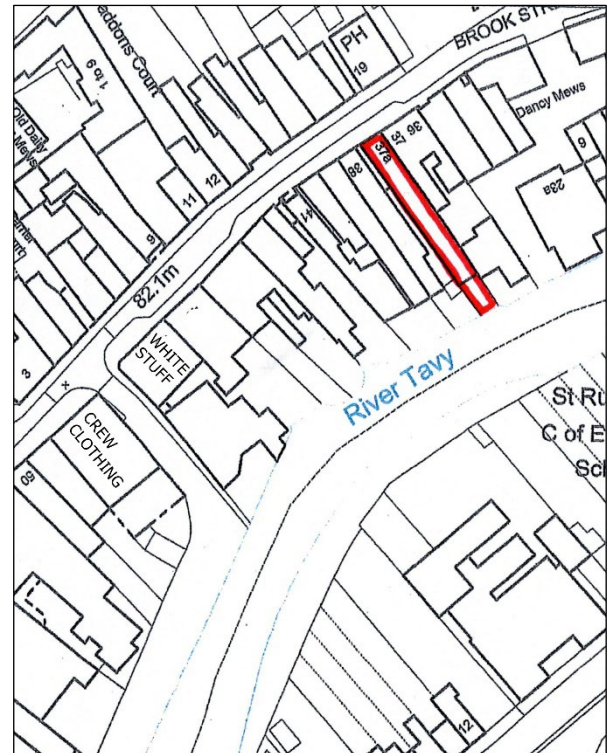
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHADED IN RED



VIEW TOWARDS DUKE STREET



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