

6 CANAL ROAD

Tavistock, PL19 8AR

For Sale

REF S/462



PHOTO TAKEN JULY 2025

Development Opportunity

- 199.2 sq.m. (2,145 sq.ft.)
- Historic Grade II Listed Warehouse Building & Former Guide Hall
- Located At The Entrance To Tavistock Main Car Park
- Suitable For Various Uses

£175,000



LOCATION

The property is located in a prominent position at the end of Canal Road by the entrance to Tavistock Town Centre's main car park. The location is a mixed commercial and residential one with nearby uses including offices, the towns library and The Wharf, a live music and arts venue.

DESCRIPTION

The property comprises a Grade II listed building of traditional construction laid out over two floors. The ground floor comprises kitchen and storage facilities as well as toilets and the entrance lobby, while the first floor is open plan and includes a further modern kitchen area to one end.

ACCOMMODATION (Approximate)

Ground Floor 93.3 sq.m. (1,005 sq.ft.)
First Floor 105.9 sq.m. (1,140 sq.ft.)
Total 199.2 sq.m. (2,145 sq.ft.)

EPC

The property is Grade II listed and no EPC has been commissioned.

SERVICES

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

PLANNING

It is understood that the premises has a well established use as a guide hall which would fall under Use Class D1, but has also been used regularly for many other community groups, pop up food retail and as a church. It is felt that other commercial and residential uses would be suitable and interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

TENURE

The premises are held Freehold.

PRICE

Offers in the region of £175,000

VAT

The price will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Strictly through the joint agents:

Simon Powell Commercial

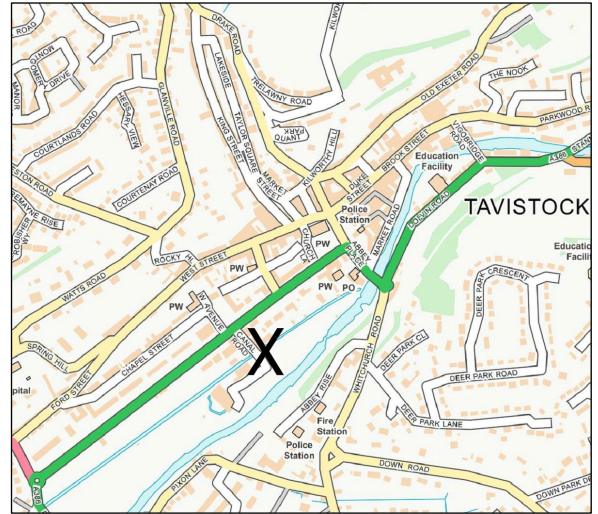
Peter Sleep / 01822 611311 / peter@simonpowell.co.uk
Simon Powell / 01822 611311 / simon@simonpowell.co.uk

Mansbridge Balment

Rebecca Davenport / 01822 612345
rebeccadavenport@mansbridgebalment.co.uk
Nick Henderson / 01822 612345
nickhenderson@mansbridgebalment.co.uk

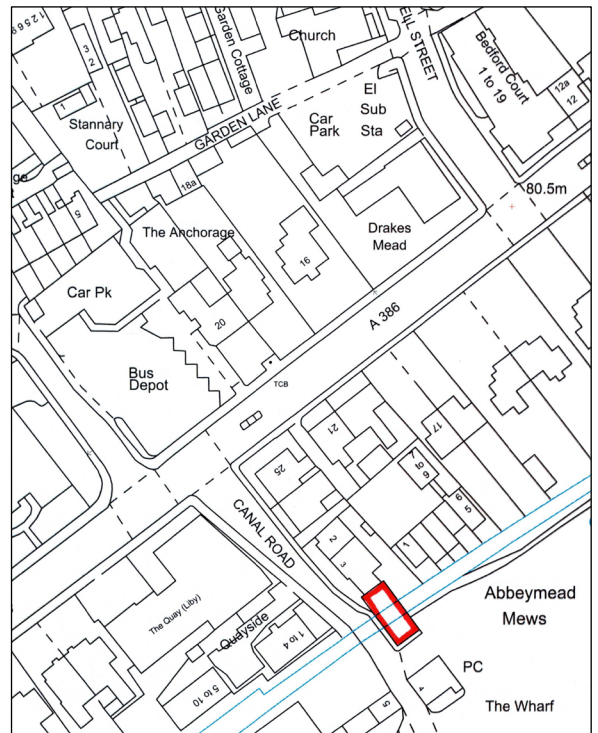
LOCATION PLAN

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



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