

# 14 & 14B MARKET STREET

# For Sale

Tavistock, PL19 0DB

REF S/216



PHOTO TAKEN APRIL 2026

## Retail Investment Premises

- Two Self Contained Shops Totalling Some 72.3 sq.m (778 sq.ft.)
- Long Leasehold Flat On First Floor
- Close To Co-op Supermarket
- 10.65% Yield Currently Producing £12,800 Per Annum

**£120,000**



## LOCATION

The premises are located on Market Street just North of the Co-op supermarket in a popular edge of town centre location, which includes a number of national and local shops and businesses. There is short stay on street parking close by.

## DESCRIPTION

The premises comprise two self contained ground floor shop units of traditional construction with attractive traditional shop fronts, along with a first floor flat which has been sold off on a long leasehold interest.

## ACCOMMODATION (Approximate NIA)

14 – 25.6 sq.m. (275 sq.ft.)

14B – 46.7 sq.m. (503 sq.ft.)

## EPC

Energy Performance Certificates

14 Band D - Rating 91 - 14B Band D - Rating 80

Please ask for more information or go to our web site.

## SERVICES

The building has mains electricity, water and drainage.

## PLANNING

It is understood that the premises have consent for use as shops within Use Class E (which includes 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 Freehold subject to the existing tenancies. 14 Market Street is held on a six year lease from 1<sup>st</sup> February 2023 with a rent review after three years. The current rent is £5,000 per annum. Unit 14B is held on a six year lease from 30<sup>th</sup> June 2025 with a rent review after three years. The current rent is £7,800 per annum. The first floor flat (13B Market Street) is held on a 125 year lease from 15<sup>th</sup> January 2001. The rent will be £100 per annum from the 15<sup>th</sup> January 2026. The two shops are currently held on a separate long leasehold interest to enable them to be held in a pension fund. The leases are all on effective FRI terms.

## PRICE

£120,000 reflecting a gross yield of 10.65%.

## VAT

The price is not subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

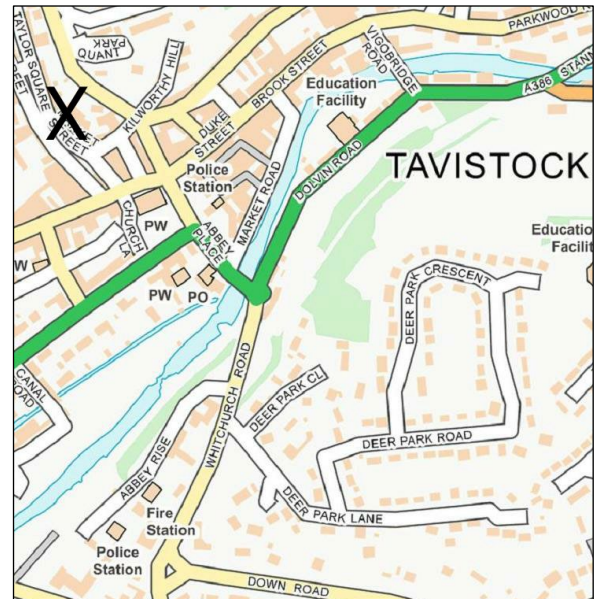
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep [peter@simonpowell.co.uk](mailto:peter@simonpowell.co.uk)

Simon Powell [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

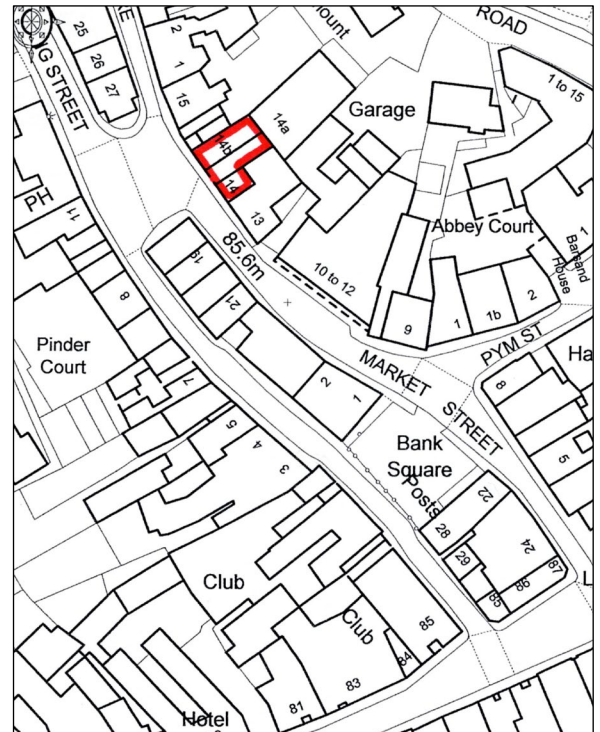
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN TOWARDS WEST STREET



Simon Powell Commercial Limited for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial Limited have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.