

## UNIT 1 THE OLD DAIRY

Paddons Row, Tavistock, PL19 0HF

# To Let

REF S/501



PHOTO TAKEN MAY 2026

### Town Centre Retail Premises

- Attractive Period Courtyard Style Location
- 44 SQ.M. (474 SQ.FT.)
- Ground Floor Unit
- Just Off Brook Street

£6,000 Per Annum



## LOCATION

The premises are located in Paddons Row, with a mix of office and retail users, in an attractive courtyard type setting, just off Brook Street (accessible also by steps from Old Exeter Road) and the town centre's main retail area.

## DESCRIPTION

The premises comprise a self contained ground floor office/shop unit, with main sales space, small back office and toilet.

## ACCOMMODATION (Approximate NIA)

44 sq.m. (474 sq. ft)

## EPC

Energy Performance Certificate - Band C – Rating 58

## SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

## PLANNING

It is understood that the premises currently have consent for use as a shop falling within Use Class E. Other uses within Use Class E will be considered. 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

£9,000 per annum (£750 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.

## RATES

Rateable Value - £7,600. A qualifying business pays no rates.  
West Devon Borough Council Business Rates - 01822 813600  
Local Authority Reference – 45542802634

## VAT

The rent will not be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

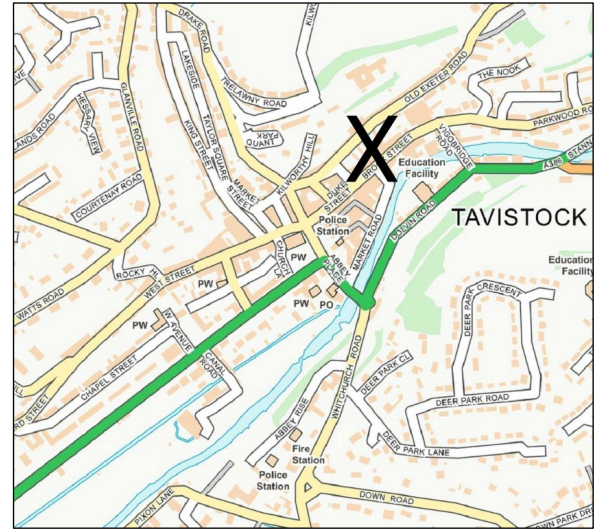
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

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

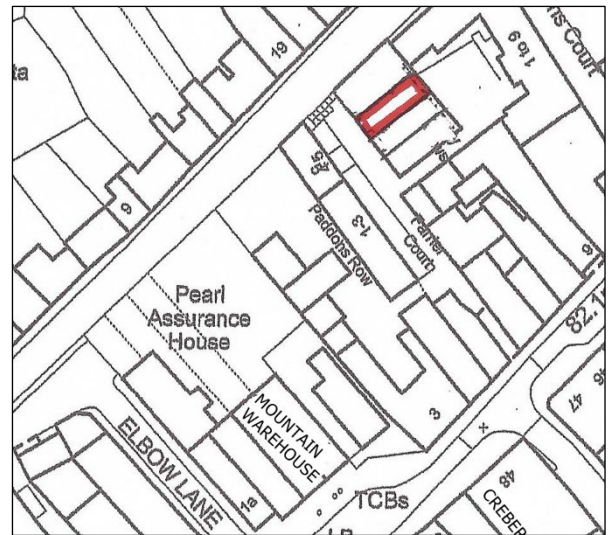
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN PADDONS ROW TO BROOK STREET



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