

35 Brook Street

Tavistock, PL19 0HE

To Let

REF S/239



PHOTO TAKEN JUNE 2026

Ground Floor Retail Premises

- 86.8 SQ.M. (935 SQ.FT.)
- Popular Retail Location
- Close To National Outlets (Coop, Costa, Whitestuff)

£18,000 Per Annum



LOCATION

The Premises are located on Brook Street, close to the Coop supermarket and only a short walk from the prime retail area of the town with its spread of National and Local Retailers.

DESCRIPTION

The premises comprise a self contained shop unit on the ground floor of a terraced building of traditional construction. The shop is in good order, currently configured as a main retail area, with treatment room and storage behind, but capable of being opened up to offer a larger prime sales space. To the rear are a kitchen and toilet.

ACCOMMODATION (Approximate NIA)

86.8 sq.m. (935 sq. ft)

EPC

Energy Performance Certificate - Band B - Rating 47

SERVICES

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

PLANNING

It is understood that the premises have consent for use as a shop or office falling within Planning Use Class E. Other uses within Planning Use Class E will be considered. Interested parties are advised to contact West Devon Borough Council on 01822 813600

TENURE

The premises are offered on a new effectively FRI Lease on terms to be agreed

RENT

£18,000 per annum (£1,500 per month)

RATES

Rateable value - £17,250 – it is calculated that the annual rates payable will be £7452

West Devon Borough Council Business Rates – 01822 813600

Local Authority Reference – 45541741171

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.

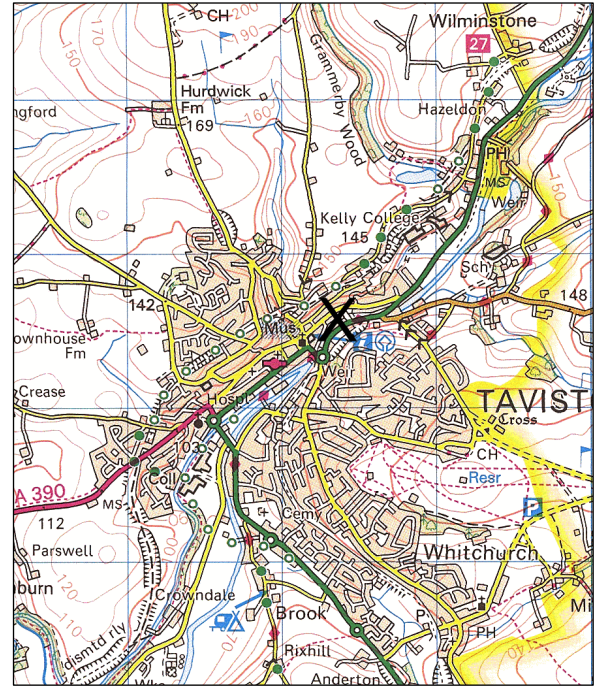
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell 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 DUKE STREET

