

48A Brook Street

Tavistock, PL19 0BH

To Let

REF S/303



PHOTO TAKEN JUNE 2026

Prime Position Town Centre Retail Premises

- 197.26 SQ.M. (2,122 SQ.FT.)
- Over Five Floors (inc. Basement)
- Close To National Outlets (Crew, White Stuff, Mountain Warehouse)

£23,000 Per Annum



LOCATION

The premises are situated on Brook Street, in the prime retail area of Tavistock Town Centre, with nearby businesses including Crew (next door), White Stuff, Boots, TG Jones (WH Smith as was) Grape Tree (opening soon) and a mix of well established local retailers and professional services

DESCRIPTION

The premises comprise a mid-terrace property of traditional construction with the main shop unit on the ground floor and office/admin storage over 3 floors above and in the basement. There are also staff kitchen and toilet facilities on the 2nd floor.

ACCOMMODATION (Approximate NIA)

Basement 42.94 sq.m (462 sq.ft.)

Ground Floor 56 sq.m. (602 sq.ft.)

First Floor 37.73 sq.m (405 sq.ft.)

Second Floor 37.21 sq.m (400 sq.ft.)

Third Floor 23.38 sq.m. (251 sq.ft.)

EPC

Energy Performance Certificate – Band D – Rating 77

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 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

£23,000 per annum (£1,917 per month)

RATES

Rateable Value - £21,750.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45541741930

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

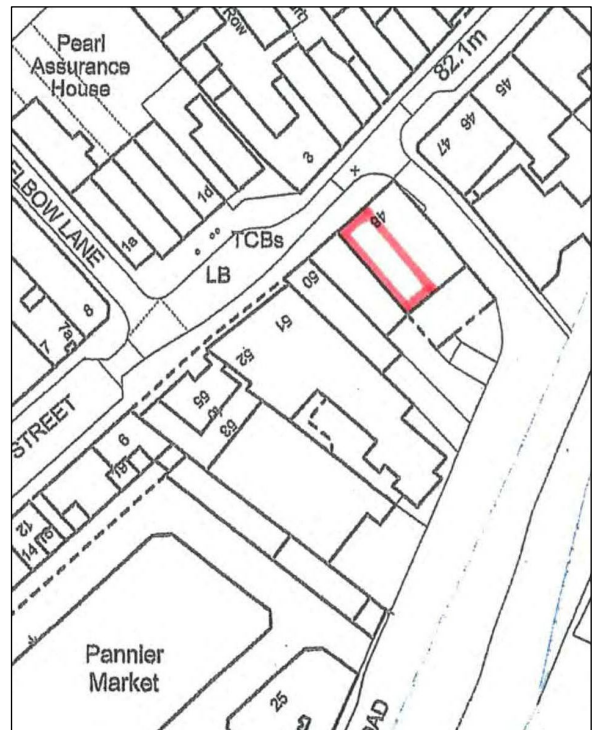
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN TOWARDS DUKE STREET



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