

Unit 2C Lower Westbridge

Tavistock, PL19 8DE

To Let

REF S/501



PHOTO TAKEN JUNE 2026

Industrial Premises

- 219 SQ.M. (2,360 SQ. FT.)
- Opposite Motor Parts Direct
- Popular Commercial And Retail Estate
- Suitable For Various Uses

£12,000 Per Annum



LOCATION

The premises are located on the popular Westbridge Industrial Estate off Pixon Lane and close to the main A386. The estate includes a range of occupiers including car sales and repairs, trade counter operators and manufacturing and the property is located opposite the Motor Parts Direct showroom.

DESCRIPTION

The premises comprise a semi-detached industrial unit of steel portal framed construction with mainly profile clad walls under an even pitched insulated corrugated asbestos roof. The unit provides a range of workshop, showroom and ancillary space and has a roller shutter door for loading. Externally there is a yard/parking area. There is three phase power.

ACCOMMODATION (Approximate GIA)

Workshop & Showroom 182 sq.m. (1,962 sq. ft)
Mezzanine Floor 37 sq.m. (398 sq. ft)
Total Floor Area 219 sq.m. (2,360 sq. ft)

EPC

Energy Performance Certificate - Band TBC - Rating TBC

SERVICES

The premises has sub-metered water, electricity and drainage, provided by the landlord.

PLANNING

It is understood that the premises currently have consent for uses falling within Use Classes B2 and B8 and Light Industry within Use Class E. There is scope for a trade counter or quasi retail type use and interested parties are advised to contact the local planning authority on 01822 813600.

TENURE

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

RENT

£12,000 per annum (£1,000 per month)

SERVICE CHARGE

A Service Charge will be levied to cover any common costs incurred.

RATES

Rateable Value - £18,000
West Devon Borough Council Business Rates - 01822 813751
Local Authority Reference – 45543385062

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

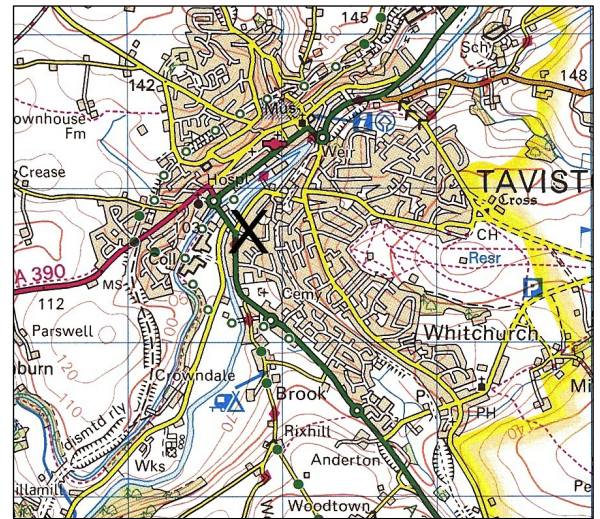
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

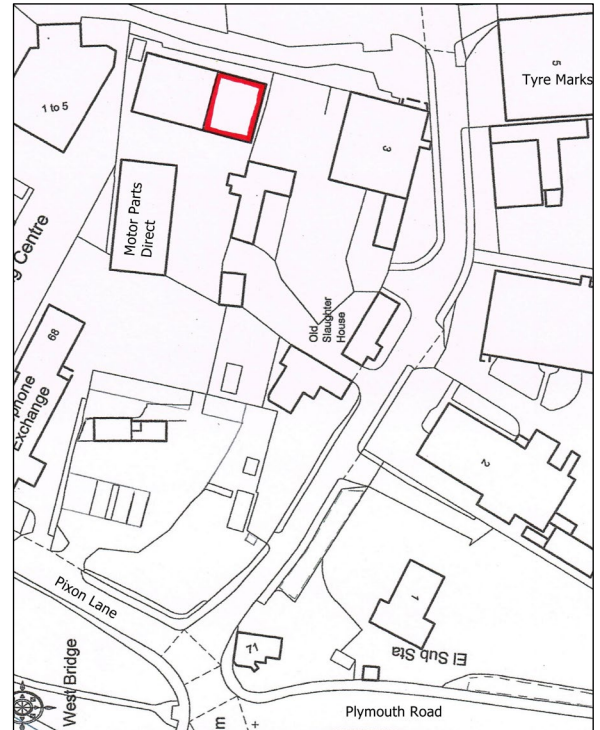
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING OUT TOWARDS PIXON LANE

