

## 4&5 Paddons Row

Paddons Row, Tavistock, PL19 0HF

## To Let

REF S/504



### Town Centre Café/Retail Premises

- Attractive Period Courtyard Style Location
- 73 SQ.M. (792 SQ.FT.)
- External Decked Area
- Close To Prime Shopping Area

**£16,250 Per Annum**



## LOCATION

The premises are located in Paddons Row, with a mix of office and retail uses, 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

Most recently run as a café, the premises comprise a kitchen/service counter, customer seating and toilet facilities on the ground floor, with additional space for customer seating and/or office/administration on the first floor. An external decked area to the front of the building provides additional seating space.

## ACCOMMODATION (Approximate NIA)

Ground Floor	40.9 sq.m. (440 sq. ft)
First Floor	32.71 sq.m. (352 sq. ft)
Total	72.61 sq.m. (792 sq. ft)

## EPC

Energy Performance Certificate - Band - TBC Rating - TBC

## SERVICES

It is understood that the premises benefit from mains electricity, water and drainage. It is anticipated that mains gas will be connected by or soon after the commencement of any Lease

## PLANNING

It is understood that the premises currently have consent for use as a café, falling within Planning Use Class E. Other uses within Planning 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 FRI Lease on terms to be agreed.

## RENT

£16,250 per annum (£1,354 per month)

## RATES

Rateable Value - £12,500

West Devon Borough Council Business Rates - 01822 813751  
Local Authority Reference – 45542801227

## 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.

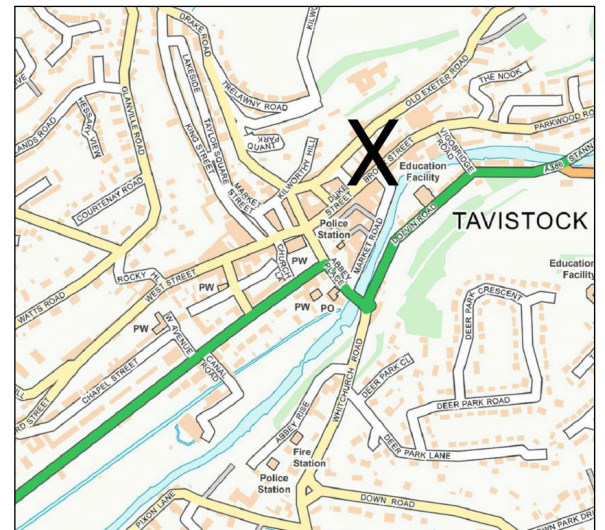
Viewing Strictly through the sole agents: 01822 611311

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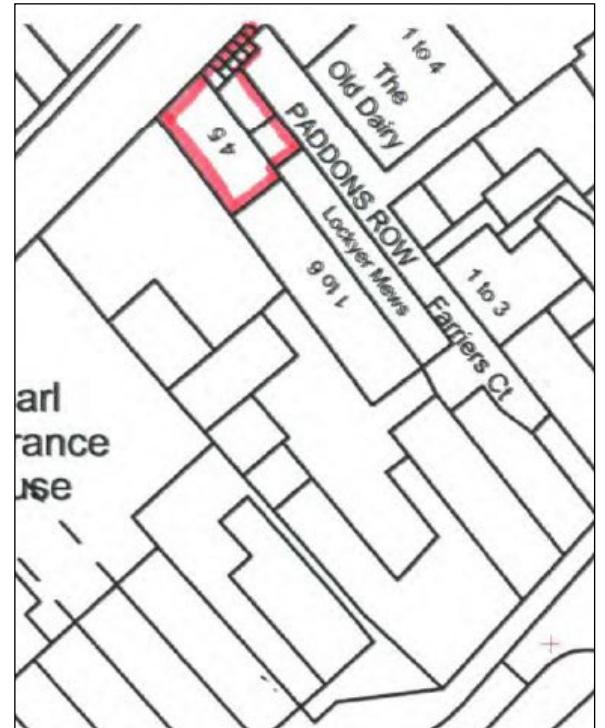
## LOCATION PLAN

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

