

Unit 6 Lockyer Mews

Paddons Row, Tavistock, PL19 0HF

For Sale

REF S/306



PHOTO TAKEN AUGUST 2026

Town Centre Office/Retail Premises

- Unit In Attractive Period Property In Courtyard Style Location
- 29 SQ.M. (312 SQ.FT.)
- First Floor
- Close To Prime Shopping Area

£3,240 Per Annum



LOCATION

The premises are located in Paddons Row, an attractive courtyard type location just off Brook Street and the town centre's main retail area. Paddons Row is a mixed retail and office setting, with both a sandwich bar and café shortly to open

DESCRIPTION

The premises comprise a first floor office/shop within a terraced block of traditional construction. External steps lead to a shared entrance lobby with Unit 5. The Unit provides an open plan room with a kitchen unit. There is a shared toilet facility at ground floor level.

ACCOMMODATION

29 sq.m. (312 sq. ft)

EPC

Energy Performance Certificate – Band E - Rating 115

SERVICES

It is understood that the premises benefit from mains electricity, with water from a shared supply.

PLANNING

It is understood that the premises currently have consent for use as an office or shop, falling within Planning Use Class E. 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

£3,240 per annum (£270 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property, based upon a fair proportion of any costs incurred, to include water and drainage

RATES

Rateable Value - £ 2900. A qualifying business pays no rates.
West Devon Borough Council Business Rates -01822 813751
Local Authority Reference – 45542803074

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

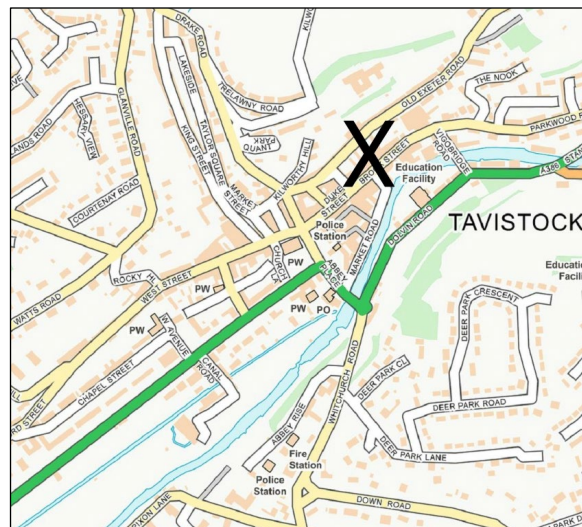
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

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

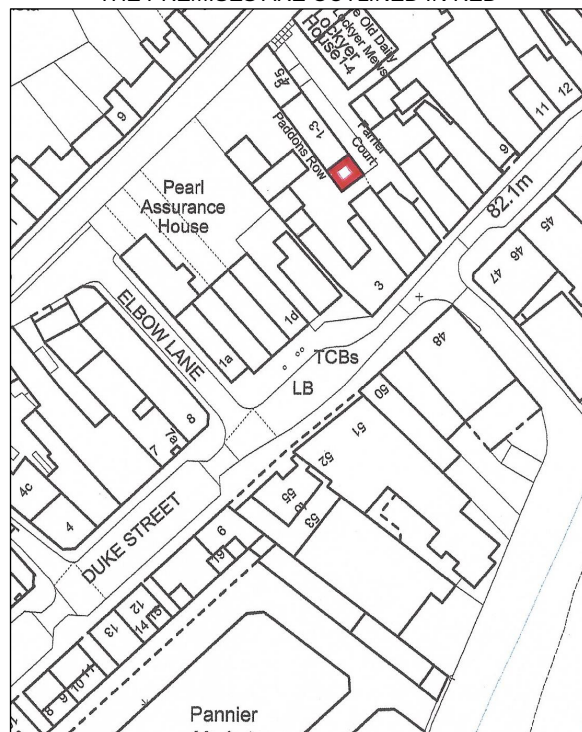
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN PADDONS ROW TO BROOK STREET



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