

7A West Street

Tavistock, PL19 8AD

To Let

REF S/171



PHOTO TAKEN AUGUST 2026

Town Centre Retail Premises

- Excellent Trading Position
- 32 SQ.M. (346 SQ.FT.)
- Suitable For Various Retail Or Office Uses

£4,500 PerAnnum



LOCATION

The premises are located on West Street in an excellent trading location in Tavistock Town Centre. Nearby occupiers include Fat Face, Boots Opticians, Oxfam, Vision Express and Specsavers.

DESCRIPTION

The premises comprise the basement of a Grade II listed mid terraced property of traditional construction. The basement comprises a self-contained retail unit most recently used as a shop.

ACCOMMODATION (Approximate NIA)

32 sq.m. (346 sq. ft)

EPC

The need for Energy Performance Certificates on listed buildings is unclear. One will be commissioned if required.

SERVICES

The building has mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a shop within Use Class E (which includes A1, A2, A3 & B1). Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are available by way of an assignment of an existing effective FRI lease for 6 years, expiring on 31st July 2031. Further details can be provided.

RENT

£4,500 per annum (£375 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

RATES

Rateable Value - £4,550. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45543356387

VAT

The rent will 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.

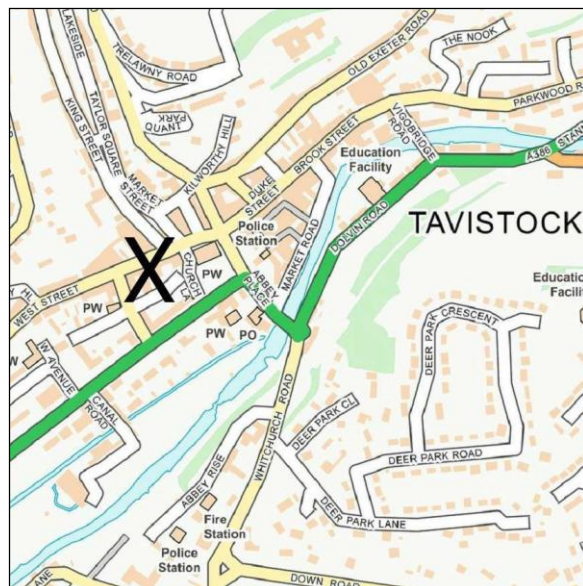
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

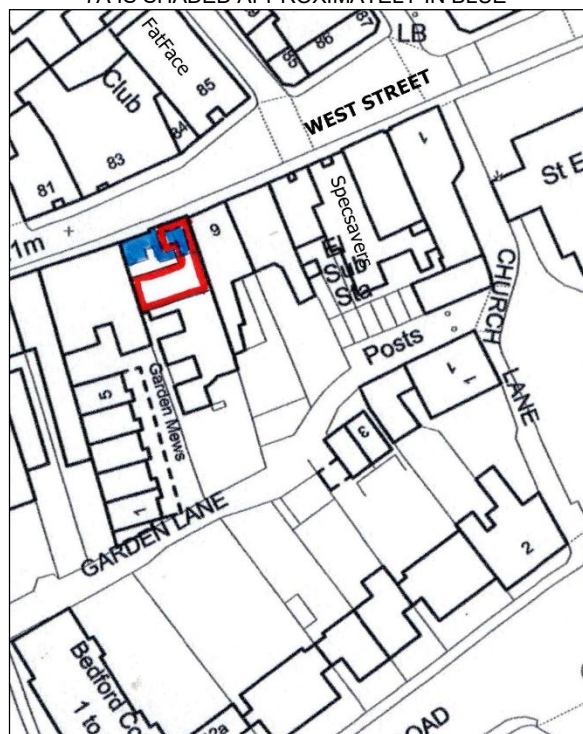
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

7A IS SHADED APPROXIMATELY IN BLUE



VIEW LOOKING TOWARDS DUKE STREET

