Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

# 42 Brook Street

Tavistock, PL19 0HE

## To Let

REF S/264




PHOTO TAKEN SEPTEMBER 2026

**Town Centre Café / Retail Premises**

- 83.09 SQ.M. (894.29 SQ. FT.)
- Popular Retail Location
- Close To National Outlets (Costa, Whitestuff, Crew)

## £19,000 Per Annum

## LOCATION
The premises are located on Brook Street, close to the Coop Supermarket and only a short walk from the prime retail area of the town, with its spread of National and local outlets

## DESCRIPTION
The premises comprise a self-contained space over the two floors of a terraced building of traditional construction. The ground floor has, for many years, been a licensed café/restaurant to the front, with a kitchen to the rear. Stairs lead to a toilet on a half landing and office/ admin rooms on the first floor. The current Tenant is retiring, so whilst the premises could readily continue as part of the town's hospitality sector, they are equally suitable/ adaptable for a variety of retail or office uses

## ACCOMMODATION (Approximate)
| | |
|---|---|
| Ground Floor | 49.4 sq.m. (531.69 sq. ft) |
| Half Landing Toilet | 4 sq.m. (43.05 sq. ft.) |
| First Floor | 29.69 sq.m. (319.55 sq. ft.) |

## EPC
Energy Performance Certificate – Band C - Rating 59

## SERVICES
It is understood that the premises benefit from mains electricity, drainage and water.

## PLANNING
It is understood that the premise have consent for use as a café/ restaurant within Planning Use Class E. Retail, office and 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
£19,000 per annum (£1,583 per month)

## RATES
Rateable value - £ 16,500
West Devon Borough Council Business Rates – 01822 813751
Local Authority Reference – 45541740426

## VAT
The rent will not be subject to VAT

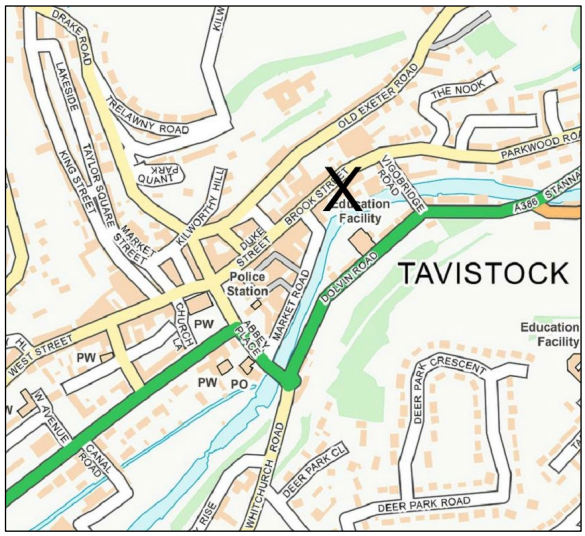
## LEGAL COSTS
Each party to bear their own legal costs.

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

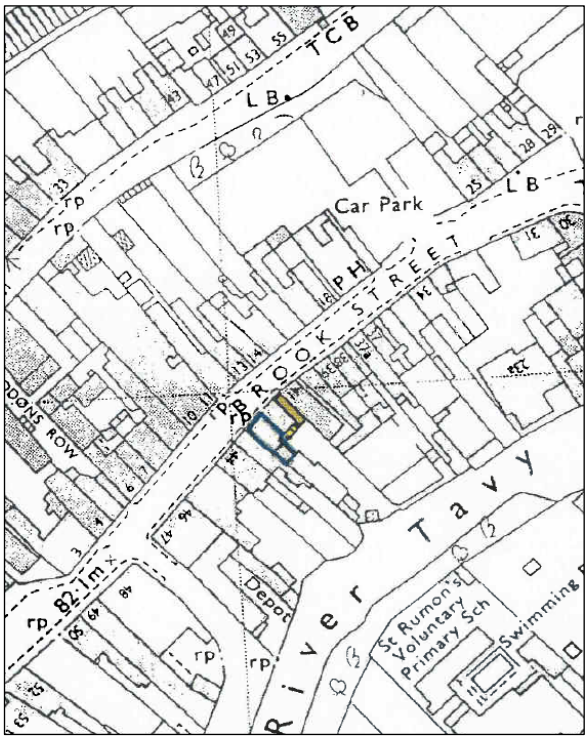
Viewing Strictly through the sole agents: 01822 611311

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 BLUE




VIEW LOOKING DOWN BROOK STREET



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