

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 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 premises 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.

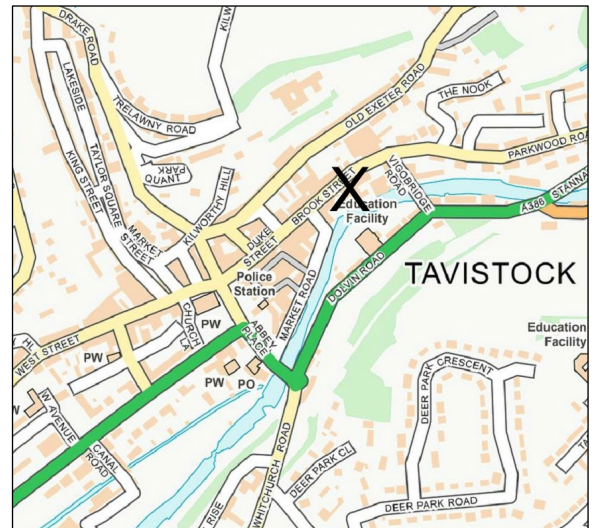
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

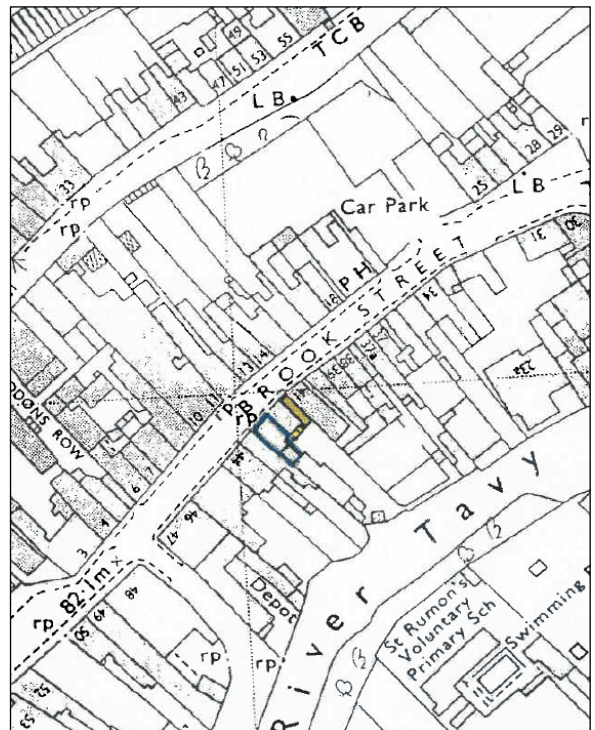
LOCATION PLAN

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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