

21 West Street

Tavistock, PL19 8AN

To Let

REF S/283



PHOTO TAKEN OCTOBER 2026

Town Centre Retail Premises

- 82 SQ.M. (883 SQ.FT.)
- Popular Position on the edge of Town Centre
- Suitable for Various Uses

£9,900 Per Annum



LOCATION

The premises are located on West Street towards the edge of Tavistock Town Centre, but in a prominent position on a busy route serving the town. Neighbouring businesses include a mix of long-established retailers, as well as restaurants, bars, takeaways and offices.

DESCRIPTION

The premises comprise a self-contained ground floor shop in three interlinked rooms running from front to back, allowing for easy division of sales and storage. The shop front provides a full width display window. There is a WC and small kitchen.

ACCOMMODATION (Approximate NIA)

Front sales area – 46 sq.m. (495 sq.ft.)

Middle room – 20.6sq.m. (222 sq.ft.)

Back room – 15.4 sq.m. (166 sq.ft.)

EPC

Energy Performance Certificate – Band D - Rating 90

SERVICES

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

PLANNING

It is understood that the premises have consent for use as a shop and other uses falling within Planning Use Class E and are currently home to a children's play/nursery business. 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

£9,900 per annum (£825 per calendar month)

RATES

Rateable Value - £14,000.

A qualifying business may pay no Rates, following the implementation of changes made in the Budget on 28th October 2026. Interested parties may wish to seek appropriate advice.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45543350198

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.

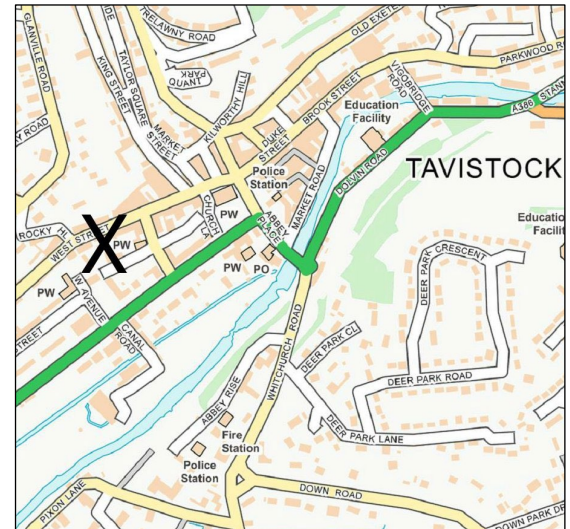
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

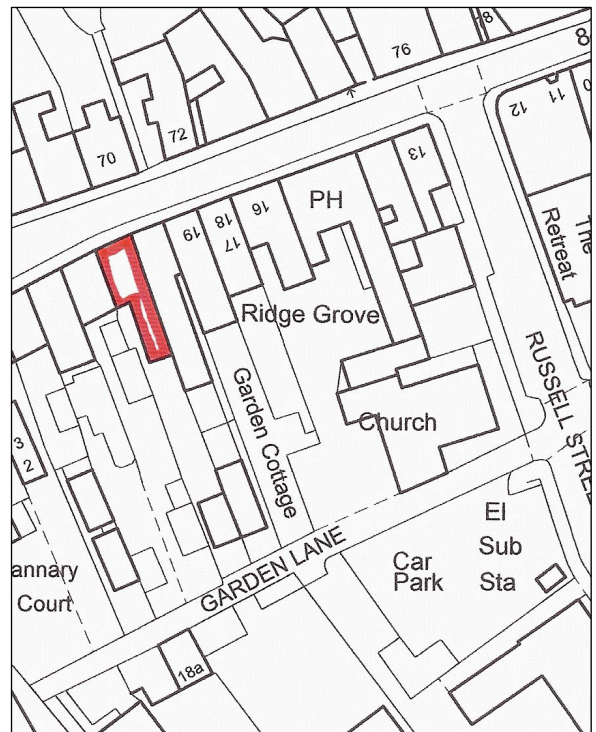
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED APPROXIMATELY IN RED



VIEW LOOKING DOWN WEST STREET TOWARDS TOWN CENTRE

