

TO LET

On the Instructions of Tavistock Town Council

First & Second Floor Offices

Approximately 117.48 sq.m. (1265 sq.ft.)

**13 Duke Street
TAVISTOCK
Devon**



The offices are situated in the prime shopping area of Duke Street in Tavistock with access from the arched entrance into the Pannier Market. Pay & Display parking is close by and the main car parks are within easy reach.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION

Tavistock is a famous market town within close proximity to Dartmoor National Park and being approximately midway between Okehampton and Plymouth on the A386 road. The cities of Exeter and Plymouth are within 36 miles and 16 miles respectively from the centre of the town. Tavistock is an original Stannary Town with a long established Pannier Market and Market. It is on the western edge of Dartmoor.

ACCOMMODATION

The accommodation is as follows:

Ground Floor Entrance with access to Staircase

FIRST FLOOR

Reception/Office 13.63 m² (147 ft²)
Night Storage heater.

Front Office 27.67m² (298 ft²)
Night Storage heater

Kitchen 9.66m² (104 ft²)
Stainless steel single drainer sink unit.

Front Office 2 11.63m² (125 ft²)

MID LANDING

Cloakroom

With low level wc and wash hand basin; Triton water heater.

SECOND FLOOR

Front Office 21.25m² (229 ft²)

Front Office 2 12.35m² (133 ft²)

Rear Office 12.77m² (137 ft²)

Rear Office 2 8.52m² (92 ft²)

LEASE TERMS

A new lease is to be granted for a period to be agreed on flexible terms. The initial rent quoted is £7,500 per annum exclusive of rates.

RATEABLE VALUE

Rateable Value £6,500

For details of the current rates payable please contact West Devon Borough Council on 01822 813600.

VIEWING

Strictly by appointment with the landlord's sole agents for the attention of John Daborn or Mike Henderson.



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Property Ref: 60/2938

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. **Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.