

# TO LET

## PRIME TOWN CENTRE RETAIL PREMISES

Approximately 25.10 sq.m (270 sq.ft)  
Plus storage

**15 Duke Street  
TAVISTOCK  
Devon  
PL10 0BB**



This presents a very rare opportunity to take a new lease of a unit in this prime retail location.

**ALL ENQUIRIES**

Tel: 01392 201748  
Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

**drewpearce** 

Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

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 town centre. Tavistock is an original Stannary Town with a long established Pannier Market and a good selection of national and quality local retailers. It lies on the western edge of Dartmoor.

## ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:

**Retail Space** **25.1m<sup>2</sup> (270 ft<sup>2</sup>)**

Double centred entry door; recessed lighting and suspended ceiling; display windows.

**Basement Storage** **23.13m<sup>2</sup> (249 ft<sup>2</sup>)**

Low level WC with wash hand basin; Dimplex water heater; strip lights.

The shop has a gross frontage of 5.65m nett frontage of 5.38m.

## LEASE TERMS

A new lease is to be granted for a period to be agreed. The tenant will be responsible for the internal maintenance and repair of the unit plus the maintenance and repair of the shop front and fascia.

In addition the tenant will pay a contribution towards the maintenance of the exterior of the whole building.

## RENT

The initial rent quoted is £15,500 per annum exclusive of rates.

## VAT

VAT will be payable if appropriate.

## SERVICES

Mains water, drainage and electricity are connected to the property.

## RATEABLE VALUE

The rateable value is £13,000

Please obtain further details of the current rates payable by contacting West Devon Borough Council on 01822 813600.

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been applied for.

## VIEWING

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



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