

EASTGATE
TAVISTOCK

EASTGATE
TAVISTOCK

For Lease

Lease assignment excess

£50,000

Rent £22,000 pax

3 Market Road, Tavistock, Devon, PL19 0BW

1,256 Sq Ft
(116.70 Sq m)

Summary

- Daytime licenced café - scope to increase trading hours
- C65 internal covers c45 external
- Currently closed
- Sale includes trade inventory
- Remainder of 21 year lease from 2022 (tenant break options)
- Excellent waterside trading position

Location:

The property is situated within the centre of Tavistock, a prosperous town situated on the western side of Dartmoor, close to the Cornish border and noted as a UNESCO heritage site. With a last reported population of just over 11,000, it is supported by the surrounding villages and is a vibrant hub, circa 22 miles north of Plymouth and 15 miles south of Okehampton.

The East Gate is situated on Market Road, which leads from the town centre and Duke Street as it returns to the A386 alongside the river Tavy. The customer terrace enjoys a peaceful riverside location.

Description:

Smart licenced café and brasserie having a riverside footage and within Tavistock town centre. Offered for sale by way of an assignment of the existing lease the business has more recently closed and is priced to reflect this, having no trade history.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Customer entrance via lobby to single floor trading area (910 sft/ 84.6 sqm) providing for 65 covers overall and having views over the front and side. Recessed bar, separate till point and display station. Customer WC. Double door access to waterside terrace.

Commercial Kitchen (8.3m x 2.4m plus dishwash area 2.5m x 1.8m). Full commercial kitchen with extraction (not tested). Dishwash area with service hatch to bar and access to rear yard. Storage room (3.2m x 2.4m) with wall mounted gas boiler and accessed to terrace. Secure yard with cold store (3.4mx 1.1m), Terrace. Gated with raised decking and river views and providing space for up to 45 covers.

| Approx | sq m | sq ft |
|--------|-------|-------|
| Total | 1,256 | 116.7 |

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B(42)

Planning:

The amended use classes would mean that this property could be used for E class uses which include retail, café/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £22,500 therefore making the approximate Rates Payable £11,227.500 per annum for 2022/23. Government support for the hospitality sector provides for an additional 75% relief of the chargeable amount.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of assignment of the existing 21 year lease which commenced in 2022. Tenant only break option at years 3, 9 and 15.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,

Plymouth PL6 8LT



