



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

£595,000

51-52 Brook Street, Tavistock, Devon, PL19 0BJ

**0.19 Acres
(0.08 Hectares)**

Summary

- Prominent site in central Tavistock
- Rare opportunity
- Full planning consent granted
- Two retail units with double height vaulted ceiling to the front section
- Freehold for sale
- Pile foundations already constructed
- Tenants already expressed interest
- Decking area to the rear of 51

Location:

The site is located in the heart of Tavistock which is a UNESCO World Heritage Site. The market town is located on the western edge of Dartmoor, providing a "gateway to the moors". The town is a vibrant shopping location for locals and tourists with regular markets and the Pannier Market drawing people to it.

The site is located on Brook Street, which is the main street within the town. Nearby occupiers include Superdrug, Mountain Warehouse, White Stuff and Crew to name a few.

Description:

Situated in the heart of Tavistock this site has planning permission for the construction of two retail units. The previous building has been demolished to provide a clear site, and the pile foundations have been constructed which makes the planning permission an extant consent.

The blue outlined area on the plan will be demolished as part of the reconfiguration of the adjoining unit and will be included within this site, therefore providing a uniformly shaped site ready for development.

The first section of the units will provide an impressive double height vaulted ceiling area which will prove popular with retailers. 51 also has the benefit of a decking area to the rear.

The owner has received interest and offers from prospective tenants, so demand is good albeit the space is not being marketed as the owner wishes to sell rather than develop themselves.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) taken from plans.

S1	sq m	sq ft
Ground floor	234	2,550
Rear Decking Area	51	548
S2	sq m	sq ft
Ground floor	389	4,186
Rear First Floor	86.5	930
Total	475.5	5,118

*Site area: 0.08 hectares (0.191 acres)

Services:

The water connection has been paid for and capped in the road with 2 x 32mm pipes. The electrical connection has not been installed because the quote expired, the quote was £10,000. Interested parties are advised to confirm the availability and capacity is what is required.

EPC / MEES:

Not required.

Planning:

Planning permission has been granted under reference number 1955/18/FUL, with variations granted under reference 2644/22/VAR.

Business rates:

The units will be assessed once completed. For further information contact West Devon Borough Council. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available.

Legal fees:

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

Money laundering:

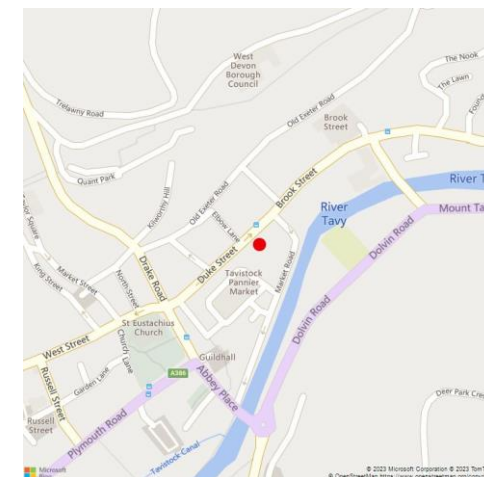
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been registered for VAT and therefore VAT will be payable on the purchase price.

Further information and viewings:

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



CONTACT THE AGENT

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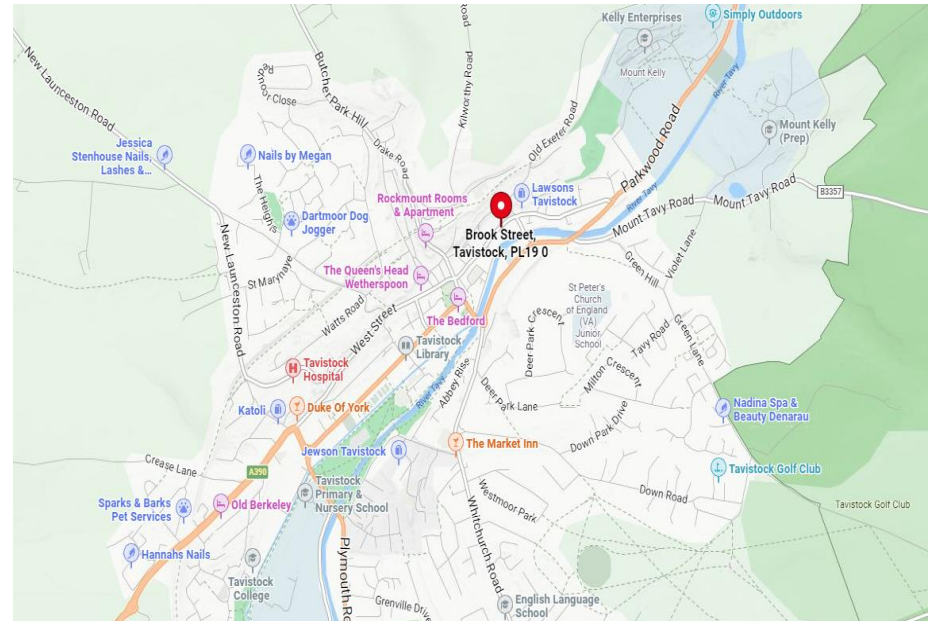
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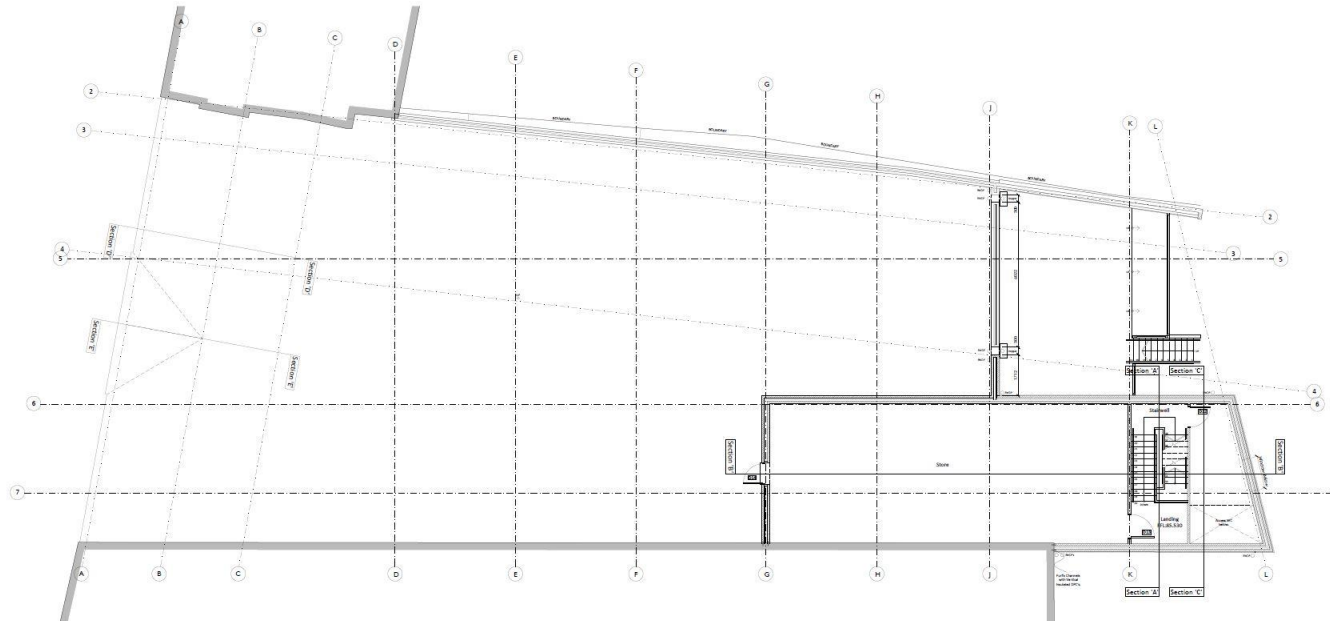
Plymouth Office

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Proposed Ground Floor Plan



Proposed First Floor Plan