



**To Let**

**£25,000 pax**

Unit 1 Bedford Court, Plymouth Road, Tavistock, Devon,  
PL19 8AY

2,515 Sq Ft  
(233.6 Sq M)

# Summary

- Prominent corner sited unit
- Central Tavistock
- Would suit a variety of uses (STP)
- Area for seating outside
- Car parking nearby
- New lease

## Location:

The property is located in central Tavistock on the corner of Plymouth Road and Russell Street. There is free on street parking nearby as well as various public pay and display car parks within close proximity.

## Description:

The property is a corner sited unit which comprises of a main open plan area with 4 partitioned meeting rooms / offices of varying size. The rooms are all partitions and thus the unit could be reconfigured or made open plan to suit a tenants requirements. To the rear of the property there are male and female toilets and a kitchen area.

The property is currently used as an office and is fitted out with suspended ceilings, cat 2 lighting and carpeting throughout. It would suit a variety of different uses, subject to any necessary planning consents. The floor to ceiling height (above the suspended ceiling) is 4.17m.

Externally within the properties ownership is an area of land which could be utilised for seating space which wraps around the building.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	233.6	2,515

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. Please enquire for further information.

## 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 (31)

## Planning:

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

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £29,750, therefore making the approximate Rates Payable £13,722.50 per annum for 2024/25.

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

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

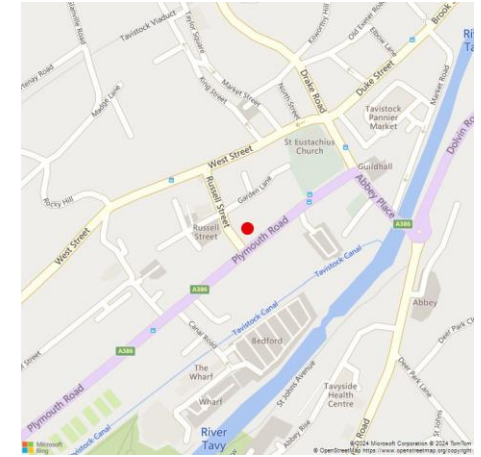
The property has not been elected for VAT and therefore VAT will not be charged on the price.

## 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

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