

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

Premium for sale at £40,000 to include trade inventory. Rent £22,000 per annum.

Eastgate Café, 3 Market Road,
Tavistock, Devon, PL19 0BW

116.7 Sq M
(1,256 Sq Ft)

Summary

- Daytime licenced café - scope to increase trading hours
- C65 internal covers c45 external
- Smart market town and riverside location
- Remainder of 21 year lease from 2022 (tenant break options)
- Full trade inventory
- Lots of recent improvements

Location:

The Eastgate Cafe and Brasserie 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 Eastgate occupies an attractive waterside location within the town 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 aspect despite its close proximity to the town centre.

Description:

Smart licenced café and brassiere having a riverside footage and within Tavistock town centre. Offered for sale by way of an assignment of the existing lease.

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 dishwasher 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.

The Business:

Our client took on the business in 2024, reopening after a period of refurbishment. Due to family commitments they are looking to assign their existing lease. The Eastgate operates from restricted hours and there is evident opportunity to increase the sessions and move into the evening trade in addition. Currently the business is open 10am-4pm Wednesday and Thursday, 10am-4pm and 6pm-10pm Friday and Saturday and 10am-3pm on Sundays. As a licenced cafe and brasserie there is ample scope to create an all day everyday venture.

	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. Please check with agent in regard to rates payable. 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:

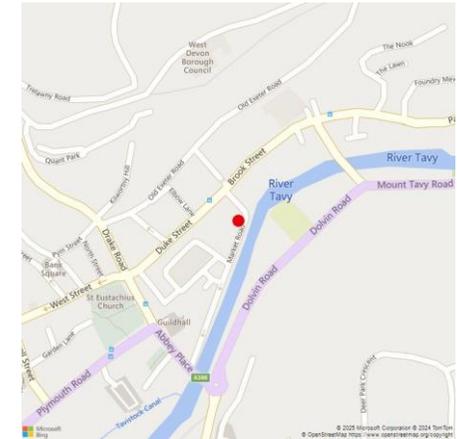
All figures quoted are exclusive of VAT if applicable.

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

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