Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
SEW MUCH MOOR
To Let
£8,500 pax
Unit 2, 6 Bedford Square, Tavistock, Devon, PL19 0BU
381 Sq Ft
(35.4 Sq M)

Summary

- Prominent town centre position
- Fully glazed frontage to North Street
- Newly redeveloped retail premises
- Predominantly open plan accommodation
- Would suit a variety of uses (STPP)
- New kitchen and WC facilities

Location:

Tavistock is a thriving market town located on the western edge of Dartmoor, near the Cornwall border, and is noted as a designated UNESCO World Heritage Site. With a population of approximately 12,000, along with a number of surrounding villages, the town lies around 22 miles north of Plymouth and 15 miles south of Okehampton. Tavistock serves as a key retail and cultural hub for both residents and visitors, renowned for its vibrant town centre, regular markets, and the historic Pannier Market, which consistently attract high footfall throughout the year.

Description:

The property comprises of an open plan retail unit with toilet, kitchen and store areas to the rear. The property is currently undergoing redevelopment and the finished shop will provide a skimmed and painting ceiling and walls, finished floor, LED light panels and surface mounted electrics. During the build phase alterations can be made to suit tenant requirements - please enquire.

The property would suit a wide variety of uses, subject to any necessary consents.

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
NIA	35.39	381
ITZA	26.5	285

Service charge:

A service charge is levied for the upkeep and maintenance of the structure and external areas 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:

Awaited upon completion of the redevelopment.

Business rates:

The property will be re-assessed by the VOA once the re-development has been completed.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is 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 been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

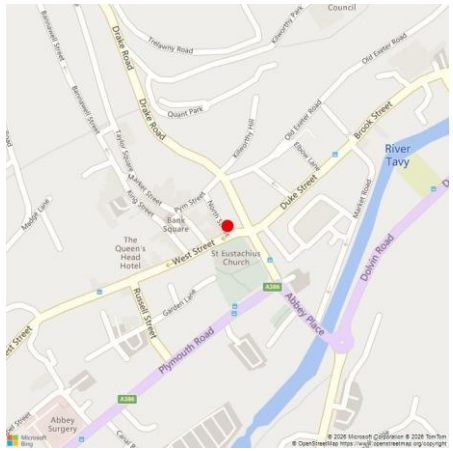
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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

Disclosure of Interest:

In accordance with the Estate Agents Act 1979, under S21, we hereby declare that the premises are owned by a company of which an employee of Vickery Holman is a connected party.



CONTACT THE AGENT

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,

Plymouth, Devon, PL6 8LT

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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