

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£17,250 pax

Unit 1, 6 Bedford Square, Tavistock, Devon, PL19 0BU

493 Sq Ft
(45.8 Sq M)

Summary

- Prominent town centre corner position
- Frontage to West Street and 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 a prominent corner sited shop with frontage onto West Street and

North Street. The property is currently undergoing redevelopment and the finished shop will provide an open plan retail area with toilet and kitchen facilities to the rear. 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	45.77	493
ITZA	43.2	465

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:

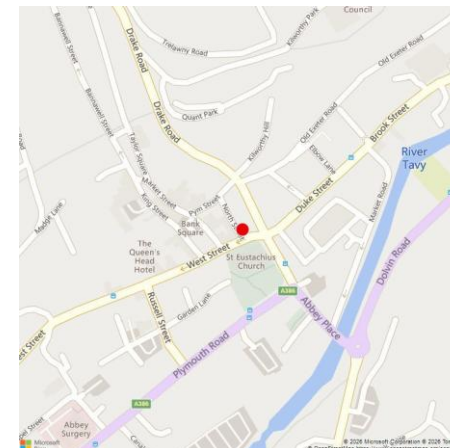
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

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

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