

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£1,350,000

76 & 76A West Street, Tavistock, Devon, PL19 8AJ

5,187 Sq Ft
(481.9 Sq M)



Summary

- Substantial Grade II listed town centre property
- Two separate commercial units
- Existing income from 76A West Street
- 76A could be vacant if required
- 76 West Street available with vacant possession
- Separate two-bedroom residential apartment
- Planning permission to increase the size of the apartment or potential to alter to two dwellings (STPP)

Location:

The property occupies a prominent position on West Street in the centre of Tavistock, an attractive and historic market town situated on the western edge of Dartmoor National Park.

West Street forms part of the town's established commercial centre and connects with the principal retail areas around Bedford Square, Duke Street and Brook Street. Tavistock provides a broad range of independent and national retailers, cafés, restaurants and professional services, together with the historic Pannier Market.

The town serves a substantial surrounding rural catchment and is approximately 15 miles north of Plymouth. The A386 provides the principal road connection between Tavistock and Plymouth to the south, with onward access to the A38 Devon Expressway. The town also provides convenient access to Dartmoor and surrounding West Devon and East Cornwall.

Description:

The property comprises a substantial Grade II listed building incorporating two commercial units, residential accommodation and further development potential. The accommodation is principally arranged over three floors, together with a courtyard and garden area to the rear.

76A West Street

76A comprises a bar premises arranged over ground and first floors. The ground floor provides the main bar area with a pool table to the rear. There is a disabled toilet within the bar, and it also benefits from air conditioning. The first floor provides additional function room space along with a customer toilet block. The premises also benefit from an external courtyard seating area.

The pool table area previously housed a commercial kitchen. The extraction, wiring and plumbing for this remains in place, allowing a new tenant to install a kitchen if required. The altro flooring also remains in place underneath the carpet.

To the rear of the property is a staff toilet, separate chilled cellar and bin store.

The accommodation has been refurbished to a high standard and is currently let to an existing tenant, although they would vacate if required.

76 West Street

76 comprises a retail unit arranged over ground and first floors. The first floor provides further retail accommodation as well as kitchen and WC facilities,

together with an external door providing access to the rear courtyard.

The premises have been refurbished to a high standard and will be offered with vacant possession upon completion.

Two-Bedroom Apartment

To the rear of the property is a two-bedroom apartment which has been refurbished to a high standard. The accommodation comprises an open-plan kitchen and living area, two bedrooms, two bathrooms and a separate laundry room and toilet.

Externally, the apartment benefits from a private courtyard seating area incorporating an outdoor kitchen/bar area, with a further walled garden beyond.

Second Floor

The second floor can be accessed either from the residential accommodation to the rear or via a separate staircase from West Street. It currently comprises predominantly open-plan accommodation and also provides access to a full height loft area.

The area falls under planning application 3271/21/FUL which is the consent for the aforementioned apartment. As such the apartment could be extended into this area (subject to any consents required). Alternatively a separate dwelling could be created (subject to planning permission).

The loft area may provide scope for further development, subject to obtaining all necessary consents. The apartment has not been formally completed in terms of building regulations, which provides a purchaser with various options for completing the development.

Accommodation:

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

76a - NIA	sq m	sq ft
Ground Floor	111.6	1,201
First Floor	45.1	468
76 - NIA	sq m	sq ft
Ground Floor	75.1	808
First Floor	125	1,345
Second Floor-GIA	sq m	sq ft
Second Floor	125.2	1,347
2 Bedroom Apartment	Unmeasured	Unmeasured
Total	481.9	5,187

Service charge:

A service charge is levied by the current vendor for the upkeep and maintenance of the communal and external areas of the property.

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.

We understand from our client there are 9 phases of electricity to the building, of which 5 are in use. There are 5 water supplies of which 3 are in use. There is 1 gas supply which is utilised by the bar.

EPC / MEES:

76 - B (43)

76A - C (60)

Apartment – not required as the development is not completed.

Business rates:

76A - From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £24,000, therefore making the approximate Rates Payable £9,168 per annum for 2026/27. The tenant is responsible for paying the business rates.

76 - From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,750, therefore making the approximate Rates Payable £7,162.50 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with West Devon Council

Terms:

76A is let on a 15 year effective full repairing and insuring lease from 15th August 2023 with 5 yearly reviews and tenant only break options. The next being 15th August 2028. The passing rent is £48,000 per annum exclusive.

The tenant has indicated they would be willing to vacate if required.

The rest of the building will be sold with vacant possession.

The freehold interest is available.

VAT:

All figures quoted are exclusive of VAT if applicable.

Legal fees:

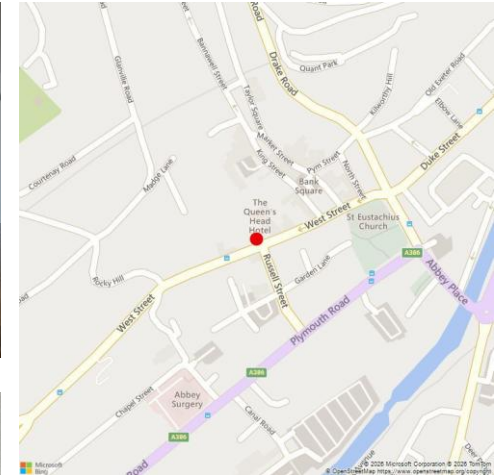
Each party to be responsible for their own legal fees in relation to this transaction

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also

Further information and viewings:

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



CONTACT THE AGENT

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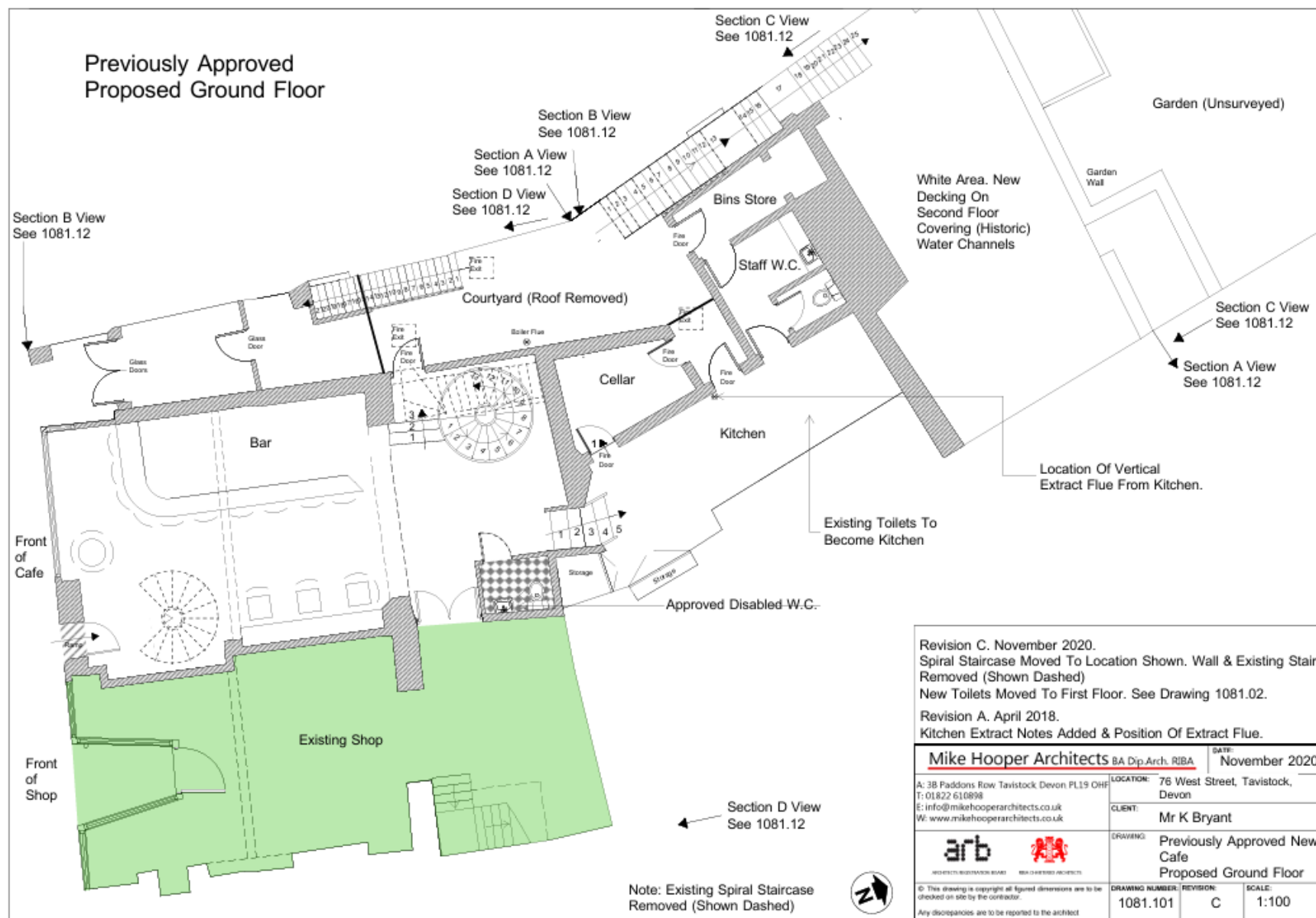
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Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT



Previously Approved
Proposed First Floor

Garden (Unsurveyed)

White Area. New Decking On Second Floor Covering (Historic) Water Channels

Flat Roof Terrace

Courtyard (Ground Floor)

Canopy

Flat Roof Over Cellar

Shop Showroom

Function Room

Female Toilets

Male Toilets

Fire Door

Fire Doors

Extraction Flue

New Jumbo Partition Wall As Per Approved Details For Ground Floor. See Appendix.

Shop Showroom

Retail Shop In Conjunction With Ground Floor

Revision A. April 2018.
Kitchen Extract Notes Added & Position Of Extract Flue.

Mike Hooper Architects BA Dip.Arch. RIBA

ARCHITECTS REGISTERED MEMBERS RIBA CHARTERED ARCHITECTS

DATE: February 2020

LOCATION: 76 West Street, Tavistock, Devon

CLIENT: Mr K Bryant

DRAWING: Previously Approved Proposed First Floor

DRAWING NUMBER/REVISION: 1081.102 C

SCALE: 1:100

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Any discrepancies are to be reported to the architect

Mike Hooper Architects BA Dip Arch. RIBA		DATE: February 2020	
A: 3B Paddons Row Tavistock Devon PL19 0HF T: 01822 610808 E: info@mikehooperarchitects.co.uk W: www.mikehooperarchitects.co.uk		LOCATION: 76 West Street, Tavistock, Devon	
CLIENT: Mr K Bryant		DRAWING: Previously Approved Proposed First Floor	
 ARCHITECTS REGD IN THE BOARD REGD CHARTERED ARCHITECTS		DRAWING NUMBER/REVISION: 1081.102 C	
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