

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£29,000 – £77,000 pax

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

**1,687 – 3,930 Sq Ft
(156.7 – 365.1 Sq M)**

Summary

- Substantial Grade II listed town centre property
- Accommodation arranged over ground and first floors
- Two separate units, but could easily be combined
- 76A – fitted out and trading as a bar
- 76A - £48,000 pa
- 76 – currently a retail unit, trading on ground and first floors
- 76 - £29,000 pa
- External courtyard seating area
- Finished to an excellent standard throughout.
- Suitable for a range of commercial uses

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.

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.

Accommodation:

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

76A	sq m	sq ft
Ground Floor	111.6	1,201
First Floor	45.1	486
Total	156.7	1,687

76	sq m	sq ft
Ground Floor	75.1	808
First Floor	125	1,435
Total	200.1	2,243

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.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed. The units can be taken together or separately.

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. There is 1 gas supply which is utilised by the bar.

EPC / MEES:

76 - B (43)
76A - C (60)

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.

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 Borough Council. The retail, hospitality and leisure multiplier has been used.

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

Legal fees:

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

VAT:

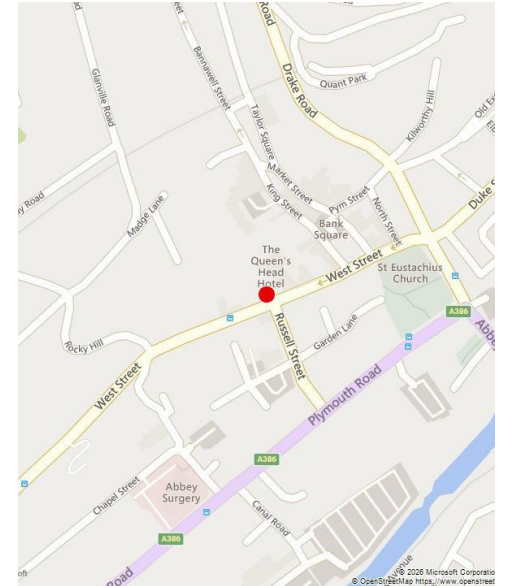
All figures quoted are exclusive of VAT if applicable.

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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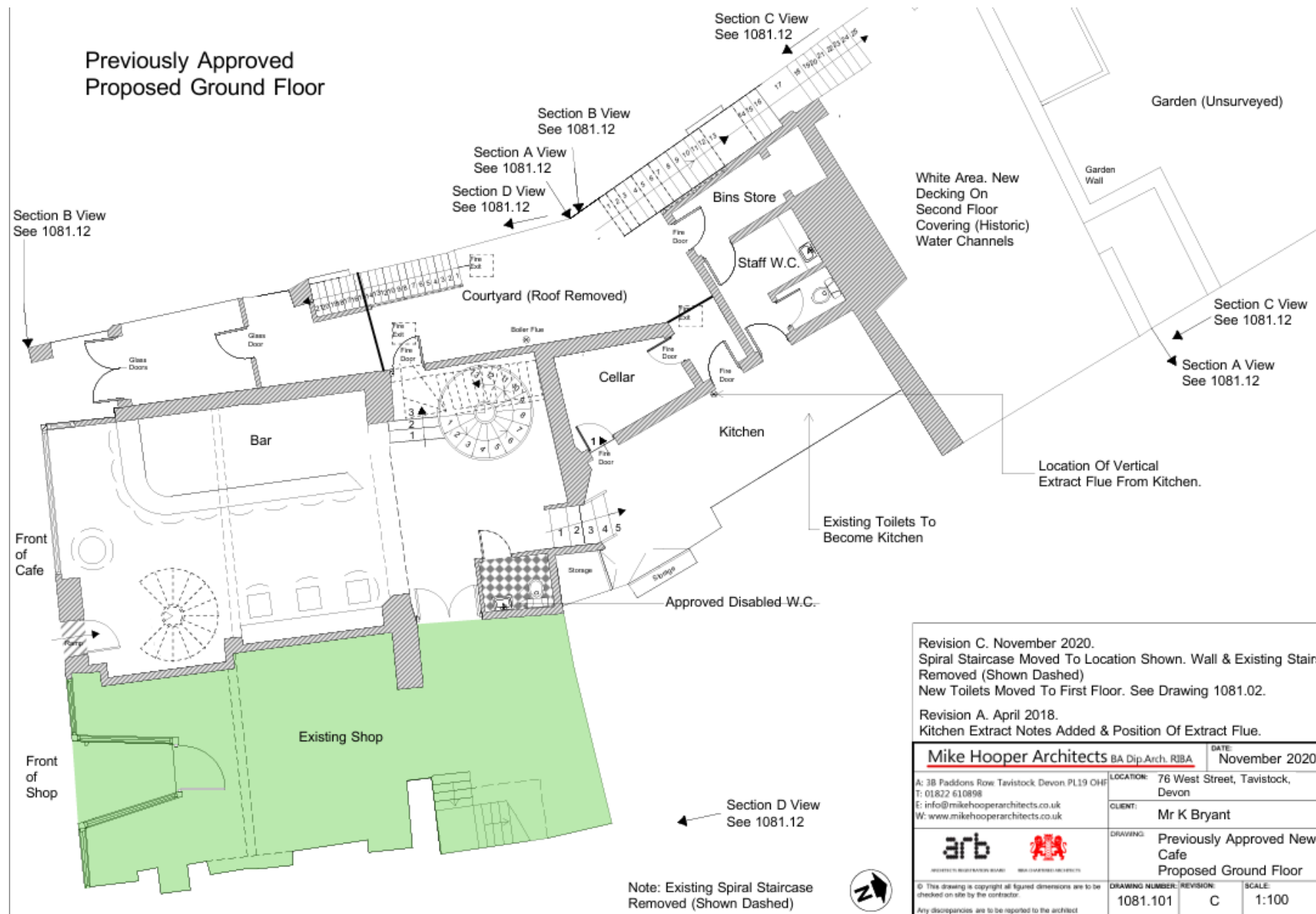
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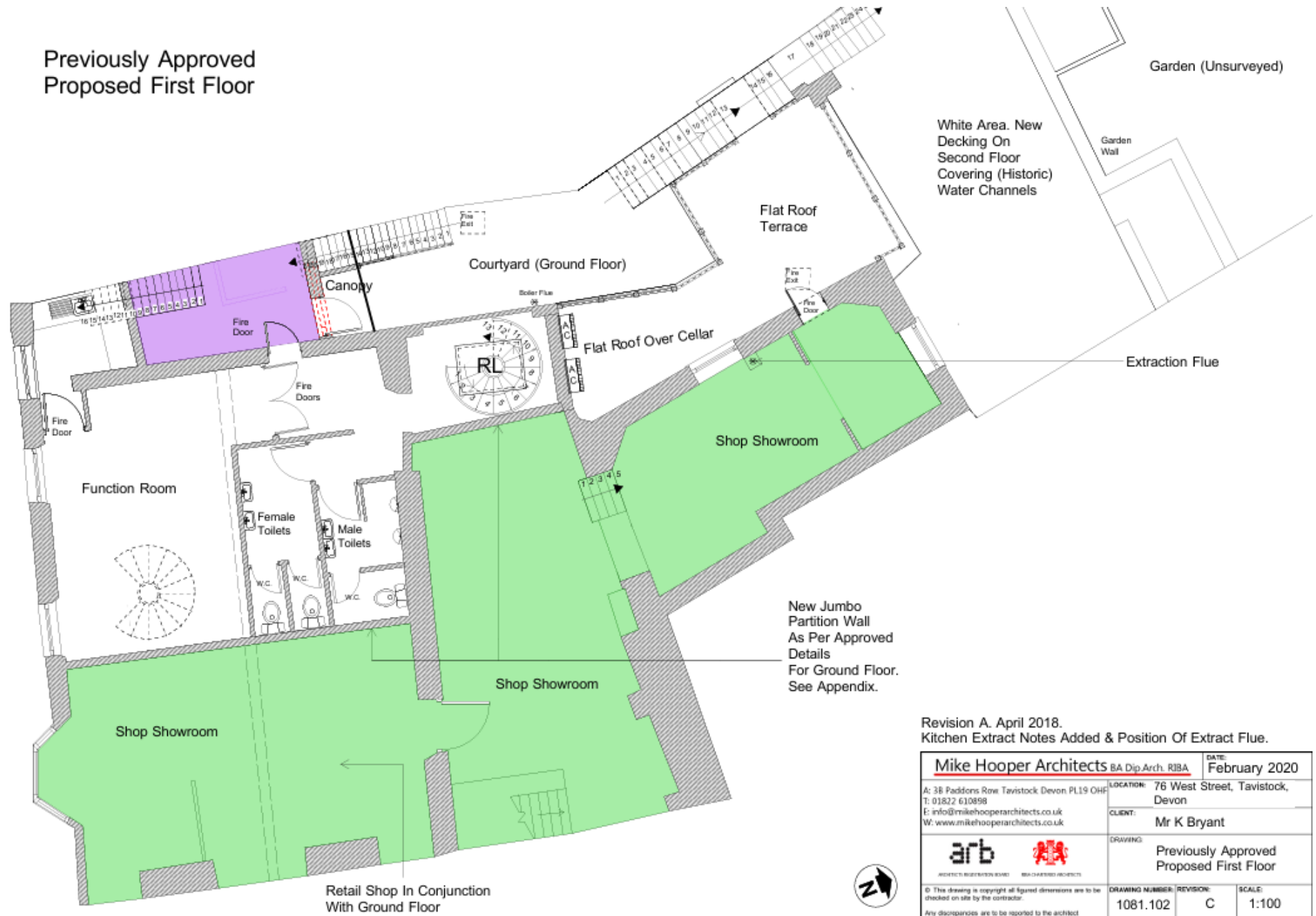


Revision C. November 2020.
Spiral Staircase Moved To Location Shown. Wall & Existing Stairs Removed (Shown Dashed)
New Toilets Moved To First Floor. See Drawing 1081.02.

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

Mike Hooper Architects BA Dip.Arch. RIBA		DATE: November 2020
A: 3B Paddons Row Tavistock Devon PL19 0HF T: 01822 610898 E: info@mikehooperarchitects.co.uk W: www.mikehooperarchitects.co.uk		LOCATION: 76 West Street, Tavistock, Devon
 		CLIENT: Mr K Bryant
© This drawing is copyright all figured dimensions are to be checked on site by the contractor. Any discrepancies are to be reported to the architect		DRAWING: Previously Approved New Cafe Proposed Ground Floor
DRAWING NUMBER: 1081.101	REVISION: C	SCALE: 1:100

Previously Approved Proposed First Floor



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

Mike Hooper Architects BA Dip.Arch. RIBA		DATE: February 2020
A: 38 Paddons Row, Tavistock, Devon PL19 0HF T: 01822 610898 E: info@mikehooperarchitects.co.uk W: www.mikehooperarchitects.co.uk		LOCATION: 76 West Street, Tavistock, Devon
ARB ARCHITECTS REGISTERED BOARD		CLIENT: Mr K Bryant
DRAWING: Previously Approved Proposed First Floor		
DRAWING NUMBER: 1081.102		REVISION: C
		SCALE: 1:100