

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**To Let**

**£8,500 pax**

Unit 1 Duchy Yard, Station Road, Princetown, Devon, PL20 6QX

1,618 Sq Ft  
(150.3 Sq M)



# Summary

- Commercial unit with mezzanine
- Parking within shared yard
- Kitchenette and WC facilities
- Central Princetown location within Dartmoor National Park
- New lease

## Location:

Duchy Yard is situated off Station Road, which is accessed via Tavistock Road, one of the main routes through Princetown. The location lies within the heart of this historic Dartmoor village, close to local shops, cafés and amenities, with convenient access to the surrounding moorland and nearby towns of Tavistock and Plymouth.

## Description:

The property comprises a versatile commercial unit with a full mezzanine level. Access is provided via a pedestrian entrance door set behind external timber doors. The ground floor includes a kitchenette and WC, with a staircase leading to the mezzanine, which provides further storage space. Parking is available to the front within the shared yard, and there is a small courtyard to the rear.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

|              | sq m   | sq ft |
|--------------|--------|-------|
| Ground floor | 75.15  | 809   |
| First floor  | 75.16  | 809   |
| Total        | 150.31 | 1,618 |

## 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:

D (82)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £3,800 therefore making the approximate Rates Payable £1,642 per annum for 2026/27.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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

[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 a new internal repairing tenancy agreement, contracted out of the Landlord & Tenant Act 1954.

## Legal fees:

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

## VAT:

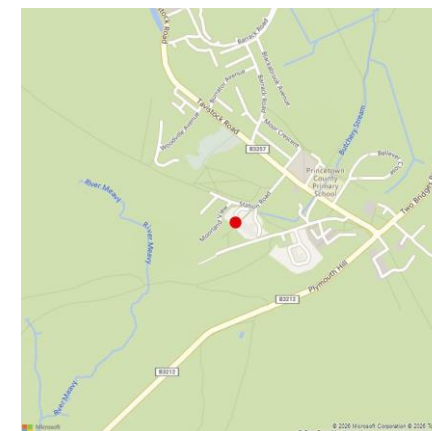
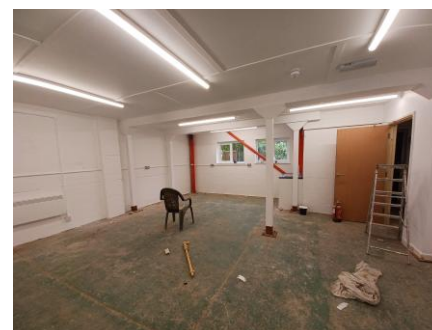
The property has been elected for VAT and will therefore be payable on all outgoings.

## 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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