

TO LET

Prime Town Centre Retail Premises

12 Duke Street, Tavistock, Devon PL19 0BA



- Retail space 454 sq.ft (42.18 sq.m)
- First floor office / storage space 504 sq.ft (46.62 sq.m)
- Second floor office / storage space 284 sq.ft (26.38 sq.m)
- £1,500 pcm

To Let | Code 12215

brutonknowles.co.uk

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Location & Description

Tavistock is a famous market town within close proximity to Dartmoor National Park and being approximately midway between Okehampton and Plymouth on the A386 Road.

The cities of Exeter and Plymouth are within 36 miles and 16 miles respectively from the town centre. Tavistock is an original Stannary Town with a long established Pannier Market and a good selection of national and quality local retailers. It lies on the western edge of Dartmoor.

Accommodation

Brief details of the accommodation with approximate measurements are as follows:

Retail space (Duke Street) 32.89 sq.m (354 sq.ft)
Retail space (Pannier Market) 9.29 sq.m (100 sq.ft)
First floor (office / storage) 46.62 sq.m (504 sq.ft)
Interim landing low level wc and sink unit
Second floor (office / storage) 26.38 sq.m (284 sq.ft)

Lease Term

A new lease is to be granted for a period to be agreed. The tenant will be responsible for the internal maintenance and repair of the unit plus the maintenance and repair of the shop front and fascia.

In addition the tenant may be required to pay towards the maintenance of the exterior of the whole building.

The lease will be contracted out of the security provisions of the Landlord & Tenant Act 1954.

Insurance

The tenant will contribute initially £400 per annum towards the insurance premium of the building.

Rent

The initial rent is £1,500 per calendar month exclusive of Business Rates and VAT.

VAT

VAT will be payable.

Services

Mains water, drainage and electricity are connected to the property.

Business Rates

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£17,750
Rates Payable for 2025 / 2026:	£8,857.25

Legal Costs

Each party to bear their own legal costs in this matter.

Energy Performance Certificate

The energy performance certificate rating is E106. The full certificate and recommendations can be provided on request.

Viewing

By appointment through the sole agents, Bruton Knowles.

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Contact:

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Consultant

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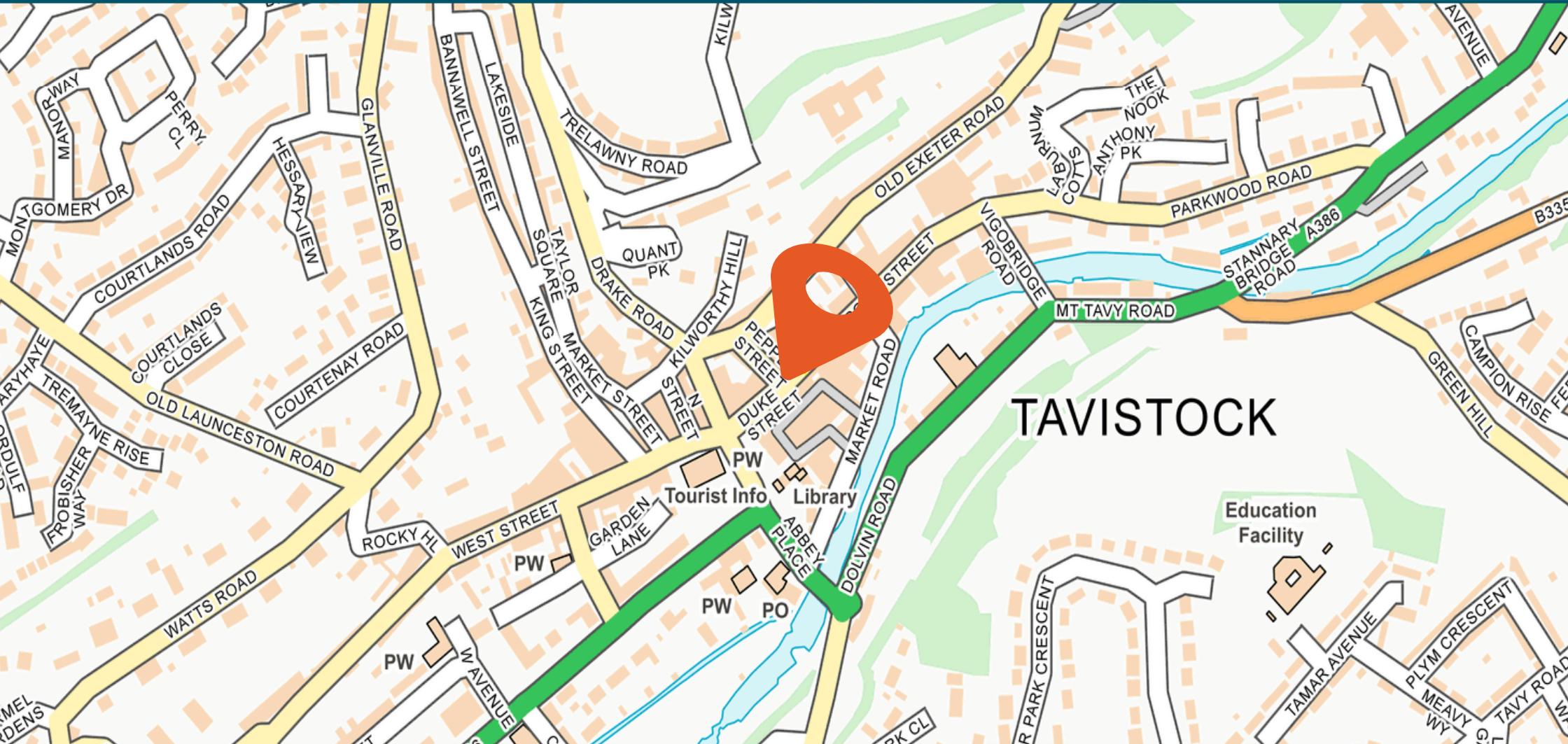
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what3words [goat.hood.ants](https://www.what3words.com)

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