

# TO LET

## Lock-Up Shop in Market Town

Unit 3, East End, 23 Pannier Market, Tavistock PL19 0AL

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- Popular location in the surrounding area of the main Pannier Market
- Double picture window display
- Variety of retailers close by
- 479 sq.ft (47.50 sq.m)

### Location

Tavistock is a thriving market town situated on the edge of the Dartmoor National Park. It has good shopping facilities including WH Smiths and a good mix of specialist local retailers. It has a thriving pannier market and this property is one of those many units which surround that market.

There are a number of state and private schools nearby. Recreational facilities include golf courses at Tavistock and Yelverton, cricket club, rugby club, tennis and bowls clubs.

### Description

The premises consist of a ground floor lock-up shop with double fronted windows.

The approximate accommodation is as follows:

Retail premises – 49.5 sq.m (479 sq.ft).  
Disabled WC with wash hand basin.

### Lease

A new lease will be granted which will be drawn on an effective full repairing and insuring basis. The lease will be in accordance with the standard modern format prepared by Tavistock Town Council's solicitors. The length of the lease is negotiable but ideally our clients would like to see a minimum period of 6 years with an upwards only rent review at the end of the third year. The lease will be contracted out of the security provisions of The Landlord & Tenants Act.

### Rent

Our clients will be seeking a rent in the region of £8,500 per annum exclusive of rates and VAT.

### VAT

VAT is chargeable in connection with this transaction.

### Services

Mains water, electricity and drainage are connected.

### Rateable Value

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

Rateable Value:	£7,200
Rates Payable for 2025 / 2026:	£3,592.80

From 1st April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact West Devon Council on 01822 813600 for further information.

### Energy Performance Certificate

An EPC is being commissioned and further information will be available soon.

### Legal Costs

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

### Viewing

For further information or to view the property, please contact the sole agents Bruton Knowles.

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### Contact:

**John Daborn**

Consultant

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### Exeter office:

17 Barnfield Road

Exeter

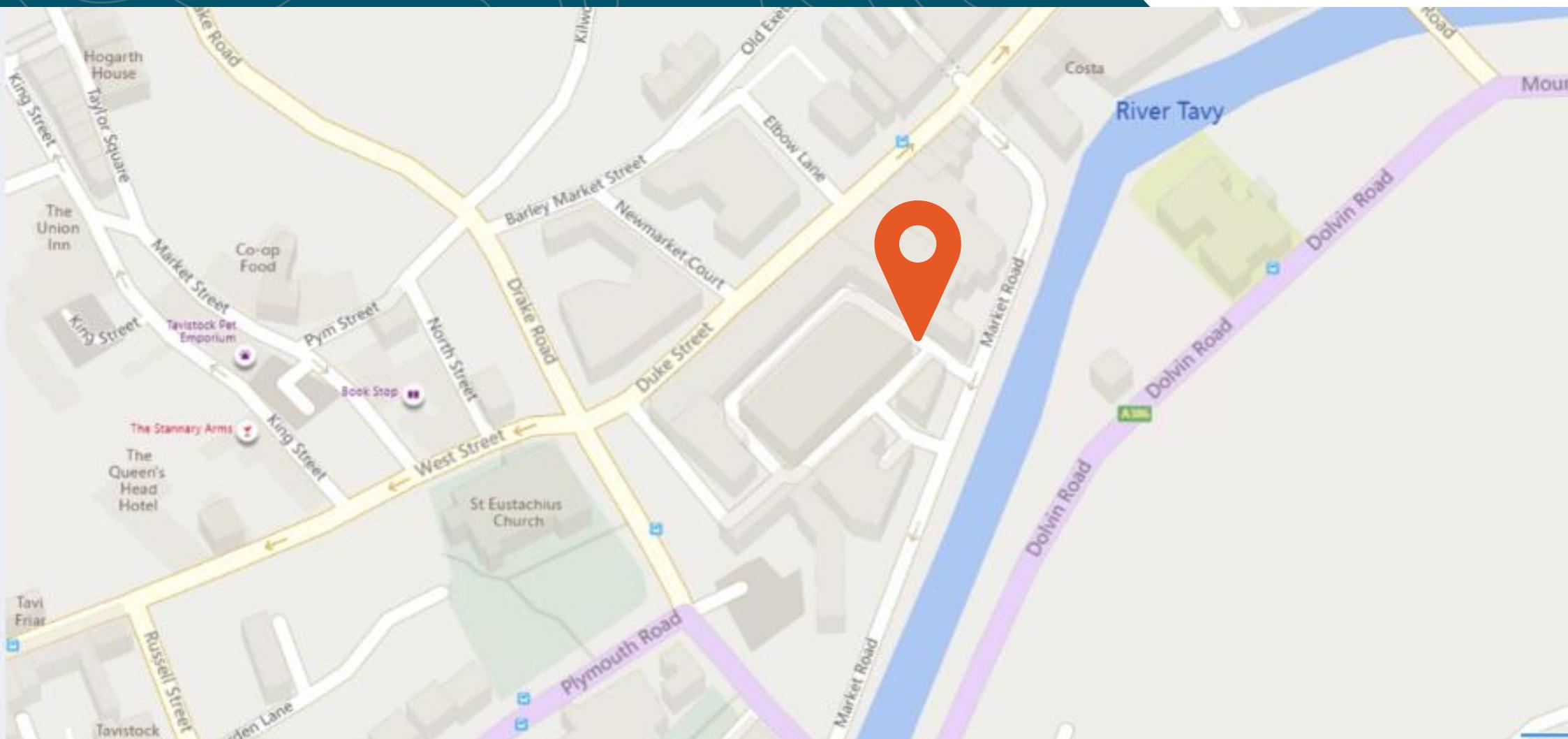
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# TO LET

Unit 3, East End, 23 Pannier Market, Tavistock PL10 0AL

/// what3words exam.lease.party

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 The Property  
Ombudsman