TO LET

Retail Shop in Prime Location

16 Duke Street, Tavistock PL19 0BA

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- Duke Street frontage 294 sq.ft (27.28 sq.m)
- Pannier Market frontage 110 sq.ft (10.2 sq.m)
- Basement storage 200 sq.ft (18.58 sq.m)
- First Floor storage 204 sq.ft (18.95 sq.m)
- £17,500 pax

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Location

Tavistock is a thriving market town situated on the edge of the Dartmoor National Park. It has good shopping facilities and a range of state and private schools. Recreation facilities include golf courses at Tavistock and Yelverton, cricket, rugby and tennis clubs.

Description

16 Duke Street is in a prime location and consists of a shop with secure basement and first floor. It also has rear access and retail area to the Pannier Market surround.

The approximate accommodation is as follows:

Duke Street frontage – 27.28 sq.m (294 sq.ft)
Pannier Market frontage – 10.2 sq.m (110 sq.ft)
Basement storage – 18.58 sq.m (200 sq.ft)
First floor storage / preparation rooms – 18.95 sq.m (204 sq.ft)

Lease

A new lease is available from Tavistock Town Council. The lease will be in accordance with Tavistock Town Council's standard format and will be contracted out of the security provisions of the Landlord & Tenant Act.

The tenant will be responsible for the internal maintenance and repair of the unit plus the shop front and facia. In addition, the tenant may be required to pay towards the maintenance of the exterior of the building. The tenant will make a contribution of £350 annually towards the building's insurance.

The length of the lease is negotiable but ideally, we would like to see a minimum period of 6 years with upwards only rent reviews every third year.

Business Rates

Rateable Value: £16,000 (from 1st April 2026)

Description: Shop & Premises

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; https://www.gov.uk/find-business-rates

Rent

£17,500 per annum exclusive of rates and VAT.

Services

Mains water, electricity and drainage.

Legal Costs

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

Energy Performance Certificate

The energy performance certificate rating is E101.

Viewing

By appointment with Bruton Knowles.

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Contact:

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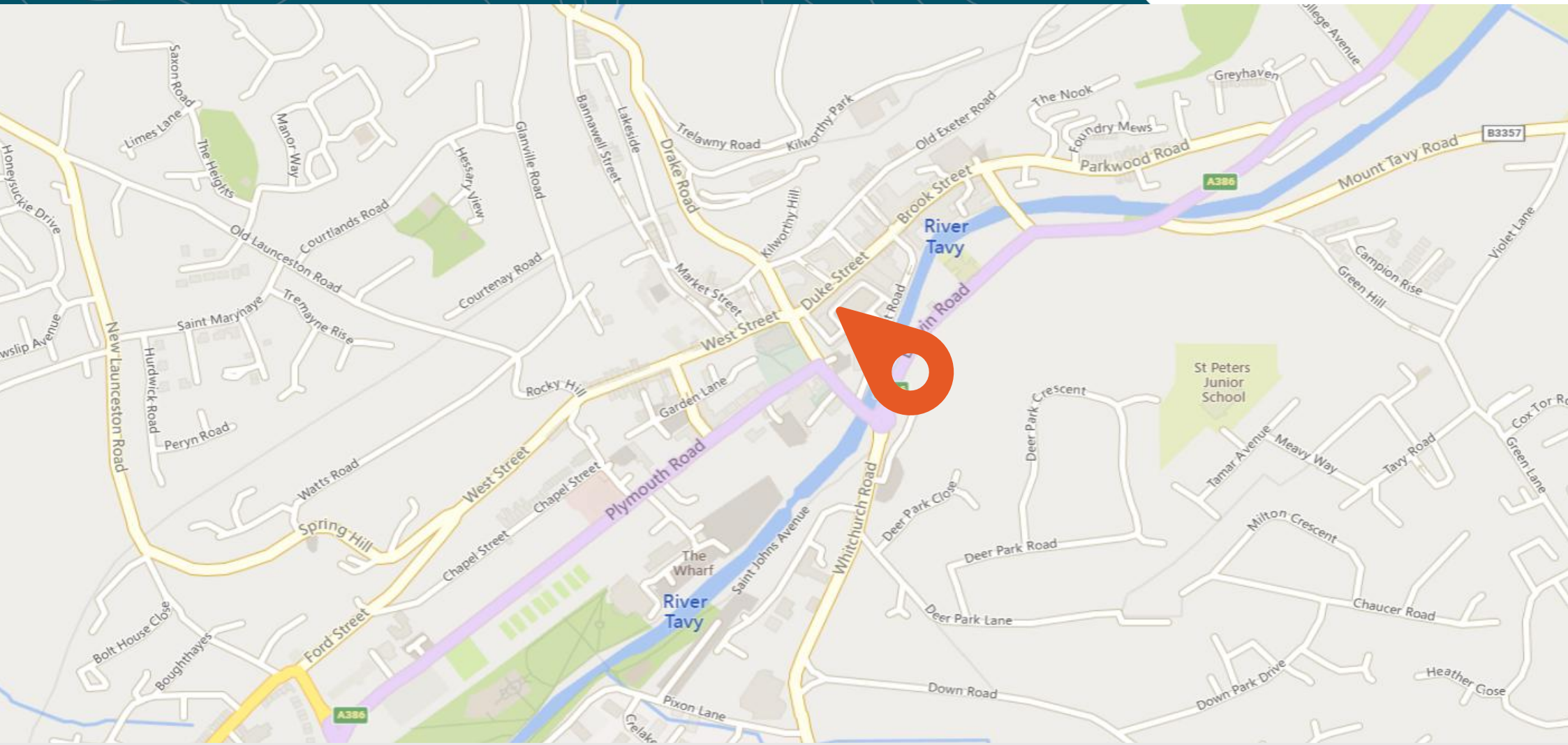
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