

# TO LET

14 Duke Street  
Tavistock Devon PL19 0BA



- A rare opportunity to rent a shop in a prime location
- Double picture display windows
- Approximately 26.57 sq m (286 sq ft)  
Basement 18.5 sq m (200 sq ft) plus vault store  
6.22 sq m (67 sq ft)
- Popular location
- Secure basement
- Variety of retailers close by

**SITUATION AND DESCRIPTION**

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 regional and local traders. There are a number of state and private schools nearby. Recreation facilities includes golf courses at Tavistock and Yelverton, Cricket Club, Rugby Club and Tennis and Bowls Clubs.

The premises include ground floor lock up shop with separately accessed basement store accommodation.

**ACCOMMODATION**

The accommodation with approximate measurements: -

Shop	20.65 sq m (286 sq ft)
Basement	18.5 sq m (200 sq ft)
Vault storage	6.22 sq m (67 sq ft)

**LEASE**

A new lease will be granted which will be drawn on an effective repairing and insuring basis. The lease will be in accordance with standard modern format prepared by Tavistock Town Council 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 secured provisions of The Landlord & Tenant Act.

**RENT**

We will be seeking a rent in the region of £15,000 per annum exclusive of rates and VAT.

**VAT**

VAT is chargeable in connection with this transaction.

**SERVICES**

Mains electricity is connected.

**RATEABLE VALUE**

Shop £14,750  
Basement £495

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

A copy of the Energy Performance Certificate is available upon request from the Agents.

**VIEWING**

By arrangement with the sole agents Drew Pearce please contact Mr John Daborn or Mr Michael Henderson on 01392 201748.

JRD/KRB/340/7270

**ENERGY PERFORMANCE CERTIFICATE**

