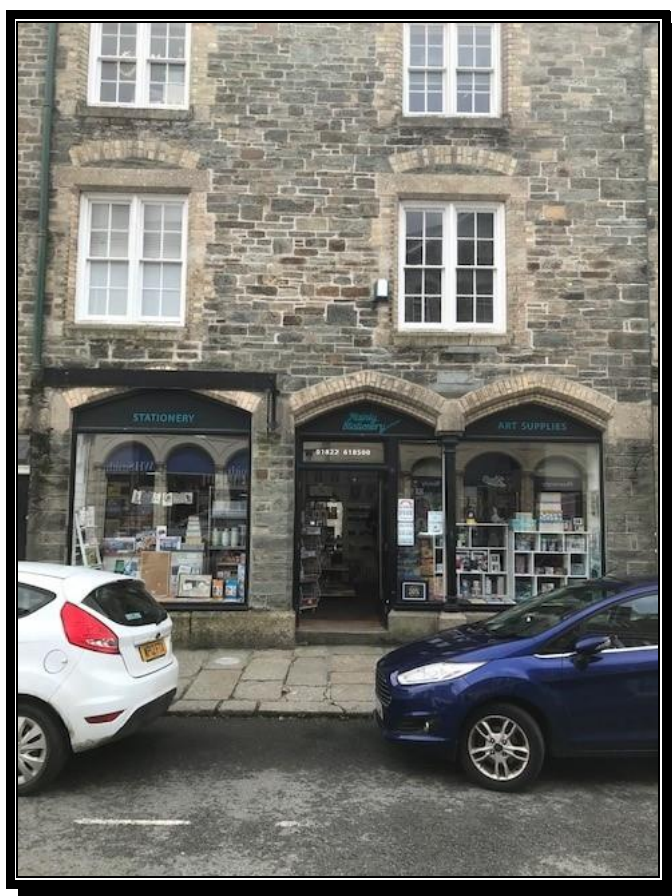


TO LET

Prime Town Centre Retail Premises

Approximately 54.35 sq.m (585 sq.ft)
Plus Basement Storage



9 Duke Street, Tavistock, Devon, PL19 0BA

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 – 54.35 sq.m (585 sq.ft)

Double centred entry door; recessed lighting and suspended ceiling; display windows.

Basement Storage – 31.49 sq.m (339 sq.ft)

Lease Terms:

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 will pay a contribution 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 maintenance of the building.

Rent:

The initial rent is £23,000 per annum exclusive of 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:	£16,500
Rates Payable for 2024 / 2025:	£8,233.50

Legal Costs:

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

Energy Performance Certificate (EPC)

The energy performance certificate rating is C55. The full certificate and recommendations can be provided on request.

Money Laundering Regulation Compliance:

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful tenant or purchaser to provide proof of identity and any other required documents once terms have been agreed.

Viewing:

For further information, or to view the premises, please contact John Daborn at Haarer Goss.

Haarer Goss

17 Barnfield Road

Exeter EX1 1RR

☎ (01392) 251171 or email: john.daborn@haarergoss.co.uk

IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: May 2024.

Location Plans – Duke Street, Tavistock

