

TO LET

12 Duke Street
Tavistock PL19 0BB



- Rare opportunity to rent a Shop in a prime location
- Approximately 42.18m² (454 ft²)
- First and Second Floor accommodation
- Basement area
- Double picture display window
- Popular location
- 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 and a range of state and private schools. Recreation facilities includes golf courses at Tavistock and Yelverton, cricket, rugby and tennis clubs.

12 Duke Street is in a prime location and consists of a shop with First and Second Floors, retail frontages both to Duke Street and the Pannier Market surround.

ACCOMMODATION

The approximate accommodation is as follows:

Duke Street Frontage	32.89 m ² (354 ft ²)
Pannier Market Frontage	9.2 m ² (100 ft ²)
First Floor	46.9 m ² (505 ft ²)
Second Floor	45.06 m ² (485 ft ²)
Basement	approx 16 m ² (173 ft ²)

The basement has ladder access only.

LEASE

A new lease is available from Tavistock Town Council on flexible terms. The lease will affectively be drawn on full repairing and insuring basis. There will be a service charge to cover the maintenance of the exterior and structure. 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 and Tenants Act.

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

RATES

The Rateable Value is £17,750. Applicants should make enquiries of West Devon Borough Council on 01822 813 600 as to the rate in the pound to be applied.

RENT

£20,000 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 EFFICIENCY RATING

E (106)

VIEWING

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

REF: JRD/340/6762

