

# TO LET

## Prime Town Centre Retail Premises

Approximately 25.78 sq.m (270 sq.ft)  
Plus Basement Storage



**15 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 – 25.78 sq.m (270sq.ft)*

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

*Basement Storage – 23.13 sq.m (249 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 £300 per annum towards the maintenance of the building.

**Rent:**

The initial rent is £15,500 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: £11,750

Rates Payable for 2023 / 2024: £5,863

From 1<sup>st</sup> 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 Borough Council on 01822 813600 for further information.

**Legal Costs:**

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

**Energy Performance Certificate (EPC)**

The energy performance certificate rating is D80. 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

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## Location Plans – 15 Duke Street, Tavistock

