

PRIME SHOP TO LET

TAVISTOCK

51 BROOK STREET



Description

Tavistock is an affluent market town on the edge of Dartmoor, 15 miles north of Plymouth. The property is situated in a prime position on Brook Street adjacent to **Superdrug** and **Palmer's Butcher**. Other tenants in the vicinity include **Mountain Warehouse**, **Crew Clothing**, **White Stuff**, **M&Co**, **Boots** and **WH Smith**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground and basement floors comprising the following areas and dimensions:

Ground Floor Sales	4,123 sq. ft.	(383.05 sq. m)
Basement Ancillary	1,204 sq. ft.	(111.82 sq. m)

Subdivision options available. Full details available upon request.

Lease

The premises are available on a new FRI lease for term to be agreed. Flexible terms are also available. Please enquire for further information.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£98,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 76. A full report is available upon request.

Legal Costs

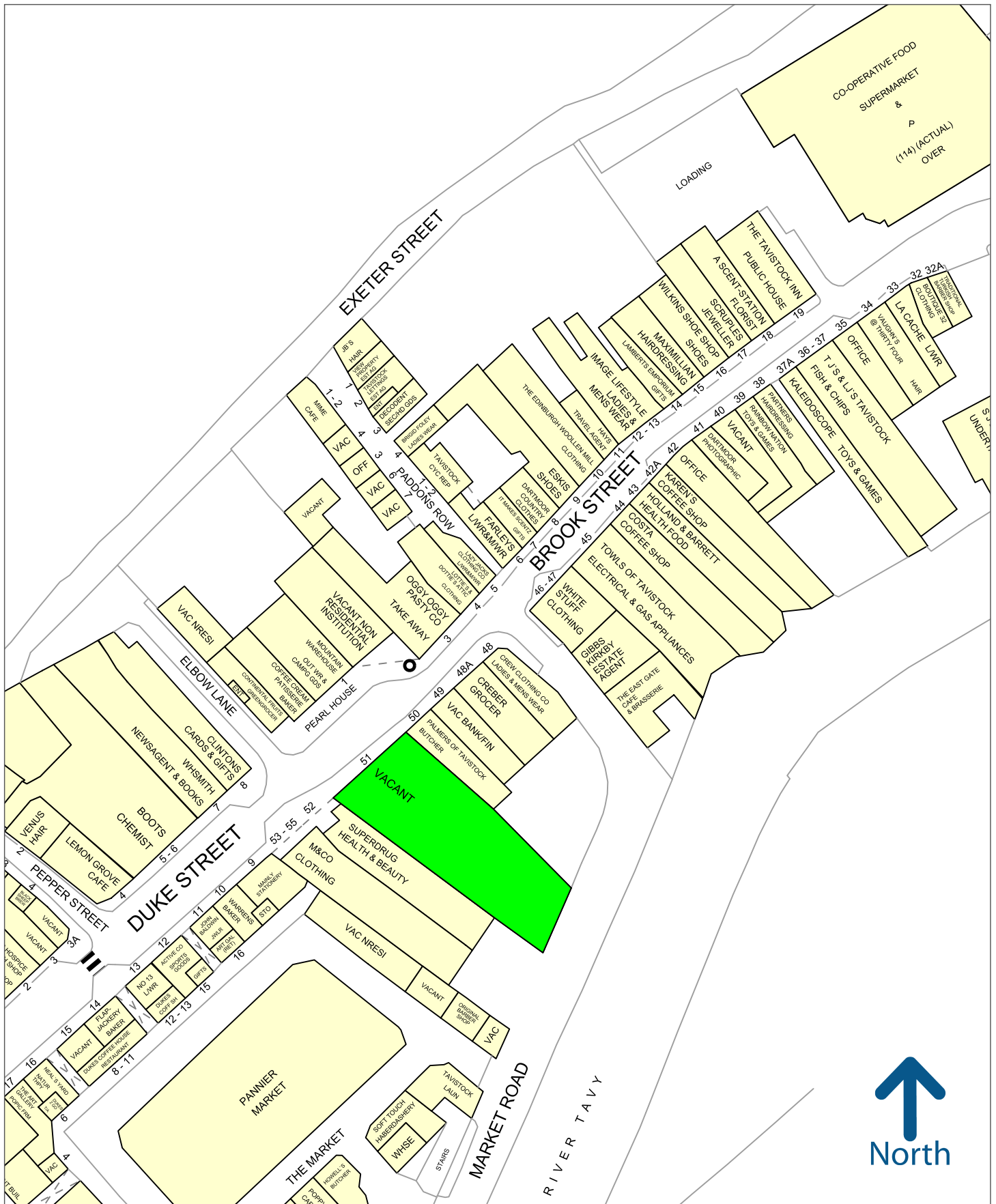
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via sole letting agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 14/10/2020
Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011