

55 Brook Street

Tavistock Devon PL19 OBJ

- Prime location
- New frontage to be installed.
- First Floor Ancillary and rear loading/parking
- Available Summer 2024



Accommodation

Approximate dimensions and floor areas

Gross frontage	m	26'4"
Net frontage	7.43m	24'4"
Internal Width avg	7.09m	23'3"
Narrowing at rear 3m	5.52m	18"
Shop Depth	41.44 m	135'11"
Ground floor Sales	265.9 sq m	2862 sq ft
First Floor ancillary*	169.9 sq m	1829 sq ft
First floor staff	10.9sq m	117 sq ft

*Maximum floor area depending on usage
Rear loading and parking off Market Road

Rateable Value

April 2023 valuation: Shop & premises £39,000

EPC

As the property is currently in shell finish the EPC will be provided upon completion of the fit out

VAT

VAT chargeable on the rent

Quoting Tenure

By negotiation

Quoting Rent

£67,000 per annum exclusive

Plans

See overleaf for preliminary drawings
PDF & CAD copies available on request

Further information or viewing

Gerrard Matthews BSc MRICS

DD 01963 220267

Mob 07798 845626

gerrard@gerrardmatthews.co.uk

www.gerrardmatthews.co.uk

Location

Tavistock is a prosperous Devon market town with a wealth of period attractions and is an established tourist destination, being renowned as the 'Gateway to Dartmouth'. It enjoys a year round tourist trade. The town has a plenitude of private and state schools and an extremely popular place to live and work

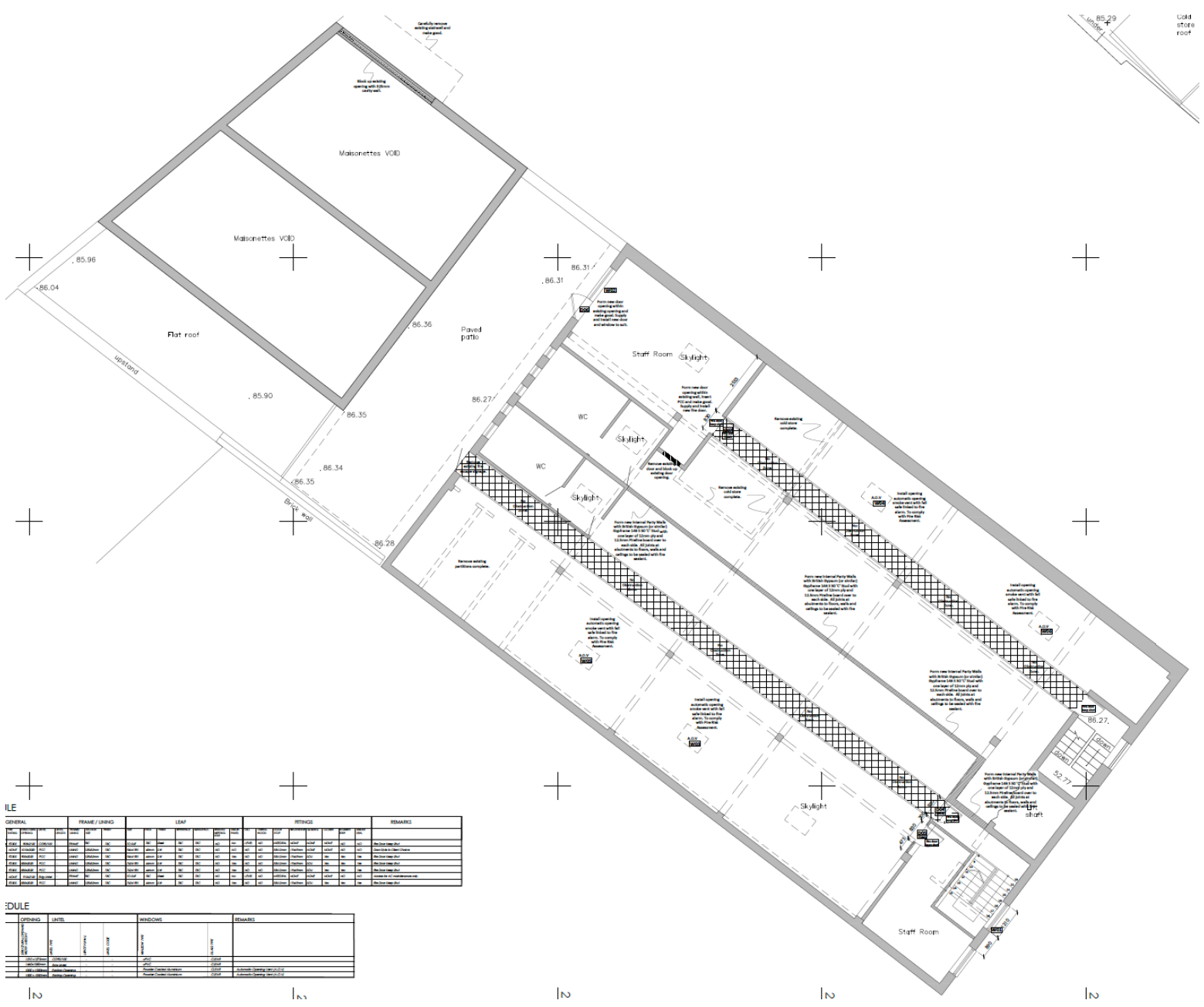
The property is located in a prime location with neighbouring occupiers including many upmarket independent retailers as well as Superdrug, Crew, White Stuff, Boots Mountain Warehouse, WH Smith, etc

Description

Works will shortly commence to bring the shop front to the front of Brook Street along with a new stairwell to provide access to the first floor. On completion the property will provide ground floor retail, rear loading and first floor storage and ancillary. A new Accessible WC will be provided on the ground floor.

First Floor.

N.B redundant maisonette over 55 to be included in the lease.



FILE

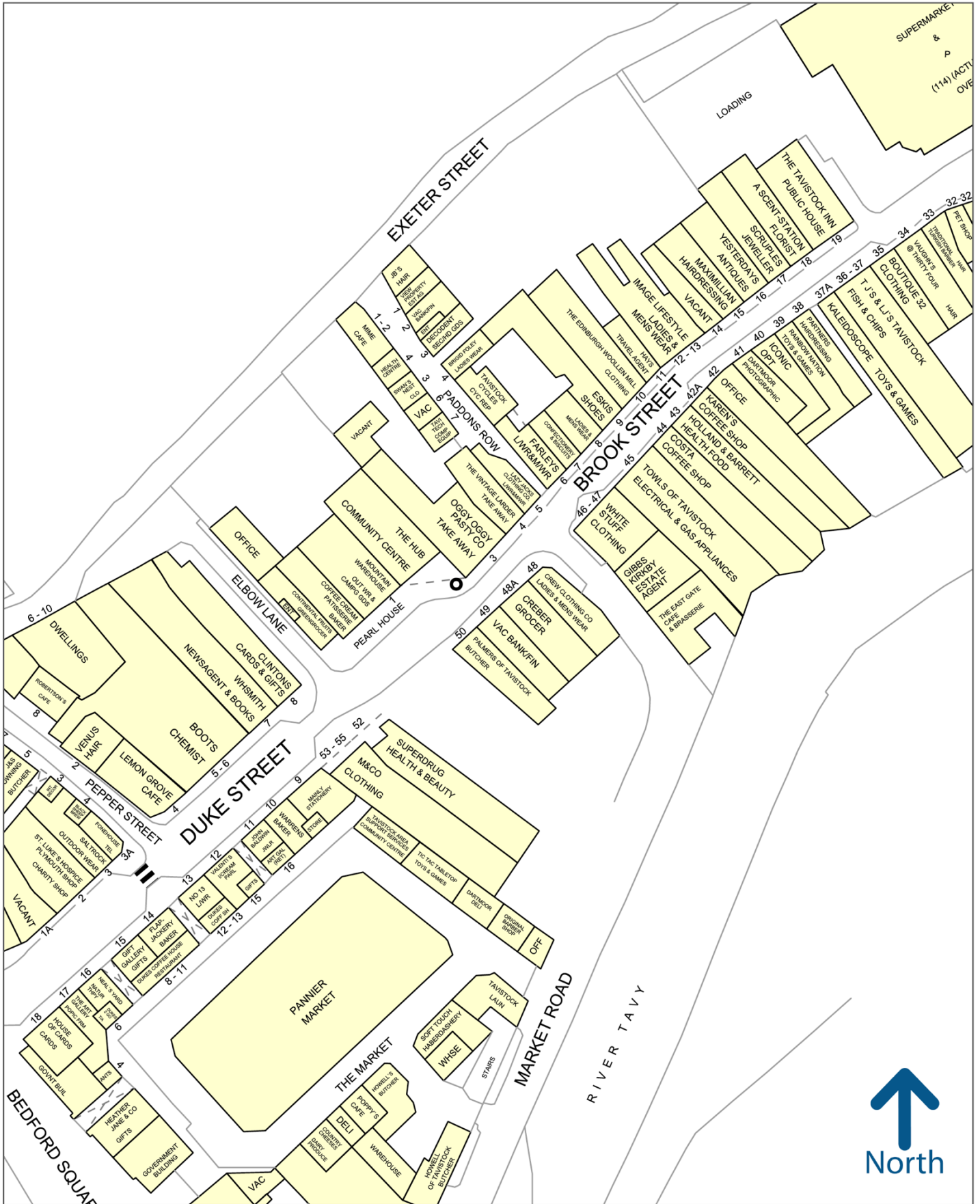
GENERAL	FRAME / LININGS	LEAF	FITTINGS	REMARKS
101	101	101	101	101
102	102	102	102	102
103	103	103	103	103
104	104	104	104	104
105	105	105	105	105
106	106	106	106	106
107	107	107	107	107
108	108	108	108	108
109	109	109	109	109
110	110	110	110	110
111	111	111	111	111
112	112	112	112	112
113	113	113	113	113
114	114	114	114	114
115	115	115	115	115
116	116	116	116	116
117	117	117	117	117
118	118	118	118	118
119	119	119	119	119
120	120	120	120	120

SCHEDULE

CONTENTS	DETAILS	REVISIONS	REMARKS

Notice (April 2024)

- Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-
- (i) The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
 - (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - (iii) No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property.



50 metres

Experian Goad Plan Created: 03/08/2023
Created By: Matthews Properties Ltd



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

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

