



To Let

£20,000 pax

The Cornmarket, West Street, Tavistock,
PL19 8AQ

2,240 Sq Ft
(208 Sq M)

Summary

- Located in the centre of Tavistock
- Mainly open plan space
- Car parking nearby
- Historic building
- Would suit a variety of different uses

Location:

The property is located in the centre of Tavistock on the corner of West Street and King Street. There is on street parking to the front of the property as well as a pay and display car park on King Street.

Description:

This first floor office is located in the historic Cornmarket which is a Grade II Listed building in the centre of Tavistock. There are two staircases that lead to the property, one fronting West Street and the other fronting King Street which leads to the fire exit although this could be repurposed if someone wanted to split the space.

There is an entrance lobby and an open plan space with a partitioned meeting room and kitchen and toilet facilities. There is also an outside terraced area that can be utilised by all tenants which would make a lovely

spot for lunch. The property benefits from E class use and could be used for a variety of different uses.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Total	208	2,240

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (72)

Planning:

The amended use classes would mean that this property could be used for E class use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,500. Therefore making the approximate Rates Payable £9,231.50 per annum for 2023/24. Interested parties are advised to confirm the rating liability with West Devon Council

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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