

# Unit 1 The Old Dairy

Paddons Row, Tavistock, PL19 0HF

# To Let

REF S/501



PHOTO TAKEN MAY 2026

## Town Centre Office/Retail Premises

- Attractive Courtyard Style Location
- 44 SQ.M. (474 SQ.FT.)
- Ground Floor Unit
- Just Off Brook Street

£9,000 Per Annum

## LOCATION

The premises are located in Paddons Row, with a mix of office and retail users, in an attractive courtyard type setting, just off Brook Street (accessible also by steps from Old Exeter Road) and the town centre's main retail area.

## DESCRIPTION

The premises comprise a self contained ground floor office/shop unit, with main sales space, small back office and toilet

## ACCOMMODATION (Approximate)

44 sq.m. ( 474 sq.ft.)

## EPC

Energy Performance Certificate – Band C – Rating 58

## SERVICES

It is understood that the premises benefit from mains electricity , water and drainage

## PLANNING

It is understood that the premises currently have consent for use as offices within Planning Use Class E. Other uses within Use Class E will be considered. Interested parties are advised to contact West Devon Borough Council on 01822 813600

## TENURE

The premises are offered on a new effectively FRI Lease on terms to be agreed

## RENT

£9000 per annum (£750 per month)

## SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based upon a fair proportion of any such costs incurred

## RATES

Rateable Value - £ 7600. A qualifying business will pay no rates  
West Devon Borough Council Business Rates – 01822 813751  
Local Authority Reference – 45542802634

## VAT

The rent will not be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

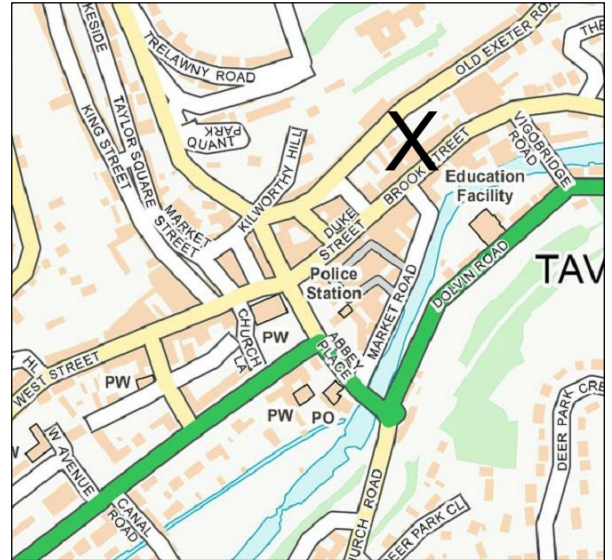
Viewing Strictly through the sole agents T 01822 611311

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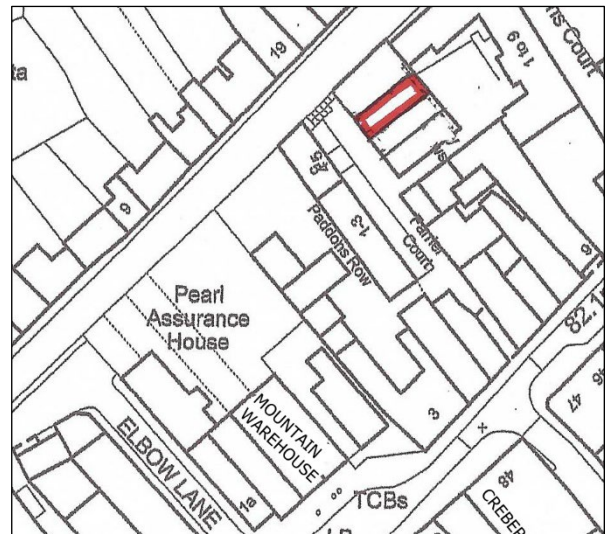
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHADED IN RED



VIEW LOOKING DOWN PADDONS ROW



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