

7 Pepper Street

Tavistock, PL19 0BD

For Sale

REF S/341



PHOTO TAKEN MARCH 2026

Retail Investment Premises

- 22.5 SQ. M (243 SQ. FT.)
- Close to Duke Street
- Currently Let To Established Florist
- Gross Yield Of 8.1%

£85,000 Freehold

LOCATION

The premises are located on Pepper Street just off the prime retail pitch of Duke Street in the heart of Tavistock town centre. The street includes a number of long-established businesses.

DESCRIPTION

The premises comprise a fully self-contained mid-terraced shop unit of traditional construction. The unit comprises a ground floor shop with W.C. and a staircase to a boarded-out loft space with a Velux window. Externally there is a small rear courtyard.

ACCOMMODATION (Approximate NIA)

Ground Floor 20 sq.m (216 sq.ft.)

Loft Area 2.5 sq.m. (27 sq.ft.)

EPC

Energy Performance Certificate Rating – D 84

Please ask for more information.

SERVICES

The building has mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a shop within Use Class E. Class E includes the former Use Classes A1, A2, A3, & B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are offered for sale Freehold, subject to an effective FRI occupational Lease to The Flower Shop for 6 years from the 1st of January 2026 at an initial rent of £6900 per annum

PRICE

£85,000 showing a gross yield of 8.1%

RATES

Rateable Value - £7,000

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - 45542830050

VAT

The price is not currently subject to VAT

LEGAL COSTS

Each party to bear their own legal costs

Viewing Strictly through the sole agents T 01822 611311

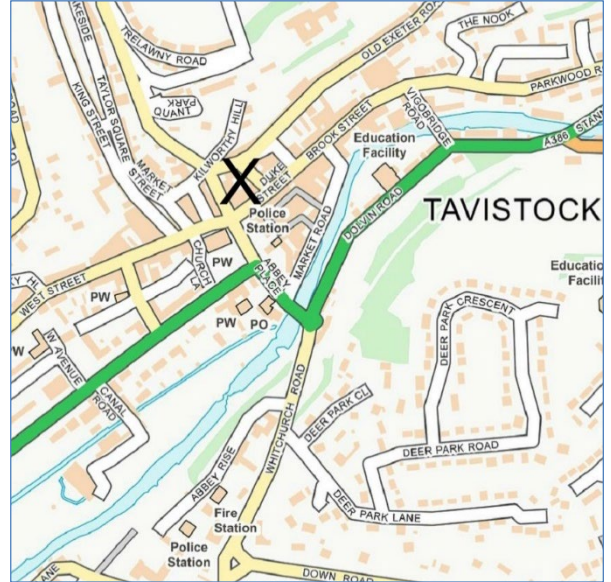
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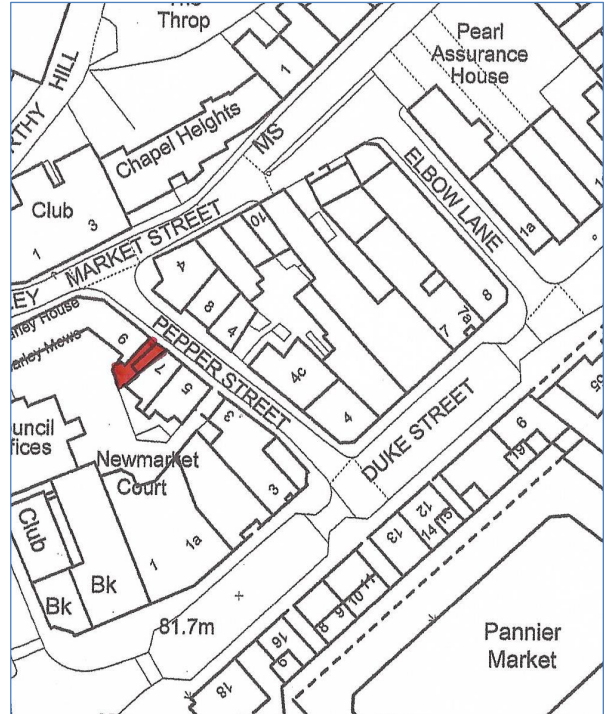
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHADED IN RED



VIEW TOWARDS DUKE STREET



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