

REF: S/432- DETAILS PREPARED 07.04.2025

# FOR SALE

## DEVELOPMENT OPPORTUNITY

37 BROOK STREET  
TAVISTOCK  
PL19 0HE



PHOTO TAKEN APRIL 2025

- **FORMER RETAIL UNIT WITH ANCILLARY ACCOMMODATION OVER 3 FLOORS OFFERING VARIED DEVELOPMENT POTENTIAL**
  - **WELL POSITIONED CLOSE TO NATIONAL RETAILERS ( WHITE STUFF , COSTA ) AND ESTABLISHED LOCAL BUSINESSES**
    - **SUITABLE FOR VARIOUS AND MIXED USES**

## LOCATION

The premises are located on Brook Street towards the Eastern edge of Tavistock Town Centre but in a prominent position amongst a mix of National and local retailers and restaurants / cafes.

## DESCRIPTION

The premises comprise a former toy shop with ground floor sales and storage areas, and extensive additional accommodation over 3 floors, previously used as stock rooms, but with scope for conversion / use as 2 or more residential units. Outside Space includes a potential South facing roof terrace overlooking the River Tavy and a garden area

## ACCOMMODATION (All sizes are approximate GIA )

Ground floor shop / storage – 126.8 sq. m ( 1364 sq.ft.)

First floor -116.8 sq.m ( 1256 sq.ft )

Second floor – 35.40 sq.m ( 380 sq.ft )

Third floor – 28.3 sq.m ( 304 sq.ft )

## EPCs

Energy Performance Certificate – Ground floor shop and storage (expires April 2034) Band C – Rating 62

Energy Performance Certificate - mid floor maisonette (expires April 2034) Band E - Rating 46

## SERVICES

The building has mains electricity, water and drainage.

## PLANNING (SHOP)

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

## TENURE

The premises are freehold

## PRICE

Guide £250,000

## RATES ( GROUND FLOOR SHOP / STORAGE )

Rateable Value - £ 10,750

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – 45541740043

## VAT

The sale price agreed will not be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through the sole agents – **01822 611311**

Peter Sleep [peter@simonpowell.co.uk](mailto:peter@simonpowell.co.uk)

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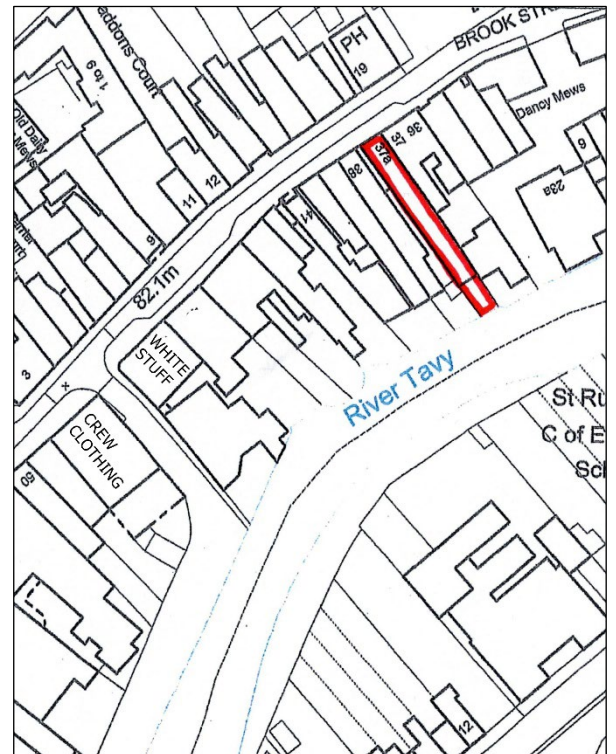
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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