

REF: S/295 - DETAILS PREPARED 1.08.2017

ON BEHALF OF THE DUCHY OF CORNWALL

# TO LET

**RETAIL PREMISES WITH FLAT**

**TAVISTOCK ROAD**

**PRINCETOWN**

**DEVON**

**PL20 6QE**



- 88.6 SQ.M (954 SQ.FT.) SHOP
- LARGE TWO BEDROOM FLAT
- PROMINENT POSITION OPPOSITE VISITOR CENTRE
  - CLOSE TO MAIN COACH AND CAR PARKS

## LOCATION

The premises are located on Tavistock Road in the heart of Princetown and opposite the National Park Visitor Centre. The town's coach park is at the rear of the property and the main car park is also close by.

## DESCRIPTION

The premises comprise an end of terraced self-contained shop and two bed roomed flat. The shop has three good sized display windows and could be accessed from the rear parking area as well as the front if wanted. Access to the flat is via the shop or separately from the back. The flat comprises a large lounge, large dining kitchen area, two bedrooms a bathroom and a WC. The whole property benefits from gas central heating.

## ACCOMMODATION (All sizes are approximate NIA)

Ground Floor Sales – 79.6 sq.m. (857 sq.ft.)  
Ground Floor Storage – 9.0 sq.m. (97 sq.ft.)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate has been commissioned.  
Please ask for more information.

## SERVICES

The property benefits from mains electricity, gas, water and drainage.

## PLANNING

It is understood that the premises have consent for use as a shop within Use Class A1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

Please note a café use would not be acceptable to the owners.

## TENURE

The premises are offered by way of a new lease on effective FRI terms.

## RENT

£14,000 per annum

## RATES

Shop Rateable Value 2017 - £9,600 - Reference 44434350040  
Flat Council Tax Band – A - Reference 8443435230007  
West Devon Borough Council Rates - 01822 813751

## SERVICE CHARGE

In addition to the rent a service charge will be levied to cover a fair proportion of any costs incurred relating to the common parts of the property.

## VAT

The rent for the shop area (£8,000) is subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

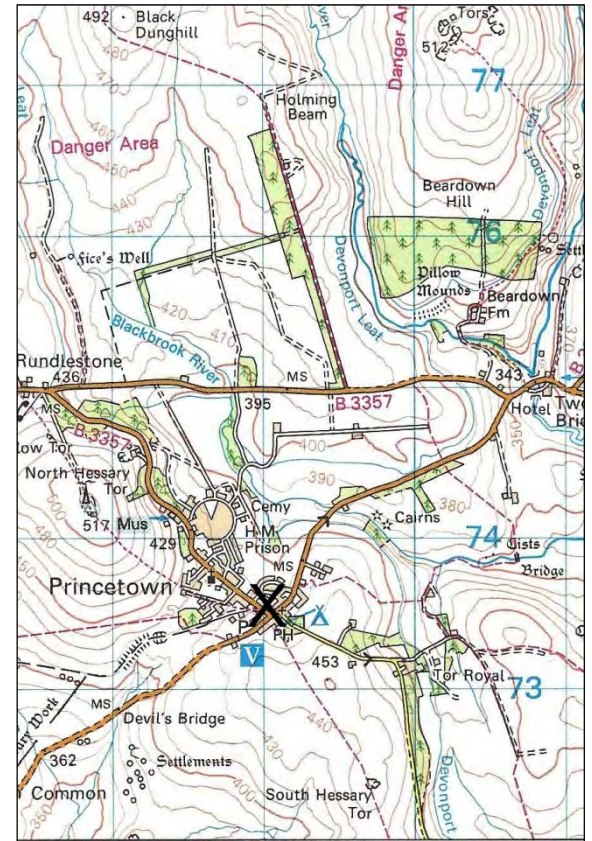
Strictly through the joint agents –  
**Simon Powell Commercial** - Contact: Simon Powell  
T: 01822 611311 E: [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

**Duchy of Cornwall** – Contact Antony Haslam

T: 01822 890205 E: [ahaslam@duchyofcornwall.org](mailto:ahaslam@duchyofcornwall.org)

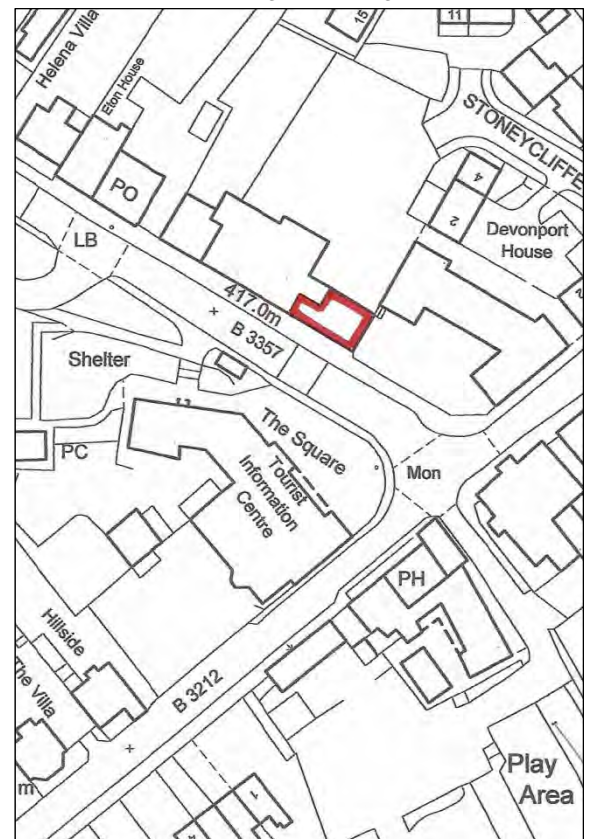
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

**Simon Powell Commercial for themselves and for vendors or lessors of this property gives notice that:** (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.