

REF: S/295 - DETAILS PREPARED 1.08.2017

ON BEHALF OF THE DUCHY OF CORNWALL

TO LET

RETAIL PREMISES

TAVISTOCK ROAD

PRINCETOWN

DEVON

PL20 6QE



PHOTO TAKEN JANUARY 2017

- 88.6 SQ.M (954 SQ.FT.)
- LARGE DISPLAY FRONTAGE
- 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 of traditional construction and has three good sized display windows to the front and another large window to the side. Access is via the front entrance but there is also a shared access from the rear coach and car parking area which also serves the adjoining café and a disabled toilet.

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 with shared 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

£8,000 per annum

RATES

Shop Rateable Value 2017 - £9,600
Local Authority Reference - 44434350040
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 is subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

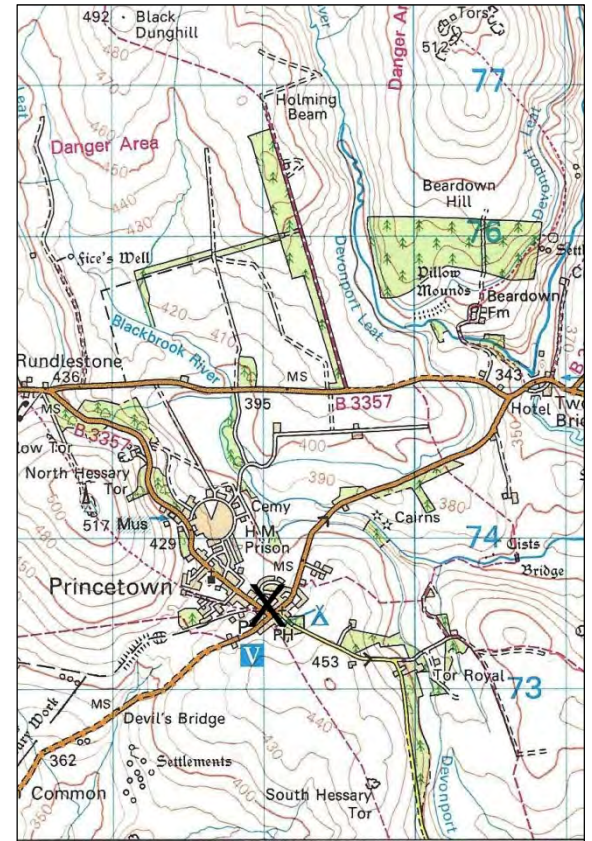
VIEWING

Strictly through the joint agents –
Simon Powell Commercial - Contact: Simon Powell
T: 01822 611311 E: simon@simonpowell.co.uk

Duchy of Cornwall – Contact Antony Haslam
T: 01822 890205 E: ahaslam@duchyofcornwall.org

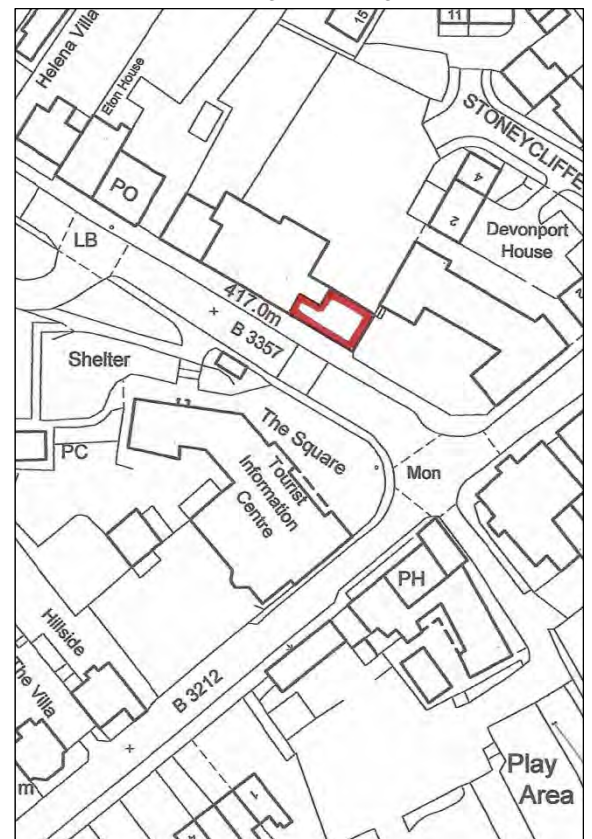
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



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