



FOR SALE

# 8 Duke Street

Tavistock, PL19 0BA

Retail Unit – 3,951 sq ft net approx





# Location

Tavistock is an affluent and famous market town located on the western fringe of Dartmoor National Park, approximately midway between Okehampton and Plymouth on the A386 Road.

Tavistock is an original Stannery Town with a long-established Pannier Market and a good selection of national and quality local retailers.

The property is located in a prime position on the corner of Duke Street and Elbow Street. Surrounding occupiers within the immediate vicinity, include: WH Smiths, Superdrug, Boots Pharmacy, Warrens Bakery, Saltrock and Mountain Warehouse.



A30



12 miles

M5



40 miles

Exeter



36 miles

Plymouth



16 mile

# Accommodation

## Description

The property comprises a four storey, return-fronted retail unit, being provided in retail white box specification. The property sits on prime pitch within the town.

The ground floor provides a glazed return frontage with two main customer entrance doors from Duke Street and a long glazed return to Elbow Street. Internally the ground floor provides open plan sales accommodation, with scope to partition the rear accommodation for storage.

First floor provides two large storage rooms, two WCs and a staff kitchen. Further storage accommodation is located at 2<sup>nd</sup> and 3<sup>rd</sup> floor.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	2,402	223.2
First Floor Store	704	65.4
Second Floor	531	49.3
Third Floor	314	29.2
TOTAL	3,951	367.10

High street frontage



Glazed shopfront



Shell specification



3-Phase Electricity



Kitchenette



WC facilities



# Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for retail use or any such other use within Use Class E, but any interested party should make their own enquiries to the Planning Department of West Devon Borough Council.

Tel: 01822 813600 or <https://www.westdevon.gov.uk>

## **Business Rates**

Rateable Value: £36,500 (2023/24)

UBR Small Business Multiplier: £0.499p

Interested parties should make their own enquiries to West Devon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The EPC Rating is D(88) and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Tenure**

The property is available by way of a sale of the freehold interest.

## **Purchase Price**

The property is offered for sale at an asking price of £495,000 plus VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References / funding**

The purchaser may be asked to provide proof of funds.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **AML**

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.





# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

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**Subject to Contract**

**Date:** May 2024



**Will Acock**

01392 353094  
07970 660376

[wacock@alderking.com](mailto:wacock@alderking.com)



**Noel Stevens**

01392 353080  
07974 156869

[nstevens@alderking.com](mailto:nstevens@alderking.com)

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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.