



FOR SALE

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UNIT 8,
PLYMOUTH ROAD RETAIL PARK,
TAVISTOCK PL19 9QN

923.8 SQ M
9,885 SQ FT

SUMMARY

- Consent for A1 non-food retail use
- Detached warehouse with large yard
- Dual span roof – 5.825 m eaves
- Opposite the Tesco store
- Close to Morrisons and Lidl

**William
Lean**

Commercial
Property and
Development
Consultants

Tel 01752 228800

www.williamlean.com

LOCATION

Tavistock is a thriving market town lying on the west side of Dartmoor with a population of approximately 14,500 but set to increase to in excess of 16,000. The town is well served by an attractive retail centre and an extremely popular pannier market.

Tavistock has been a UK award winner for *Best Market Town* and *Westcountry* overall winner for the *Best Local Foods Awards*.

The town boasts several primary schools, a large community college and independent school. There is good road access via the A386 to Plymouth (15 miles to the south) and Okehampton (16 miles to the north).

The Plymouth Road Retail Park is situated to the south west of the town fronting the A386 Plymouth Road. Retail occupiers include Fairway Furniture, Tesco, Morrisons, and Lidl with trade counter occupiers including Travis Perkins, Howdens, Mole Avon and Screwfix.

DESCRIPTION

The property is a detached unit of steel portal frame construction with profile insulated steel sheet roof and wall claddings. There are two manual roller shutter goods doors facing the main delivery yard and car park and separate pedestrian access door. Internally the premises have suspended space heaters and a small office together with male and female WCs.

ACCOMMODATION

The building comprises a Gross Internal Area (ground floor) of: 923.8 sq m (9,885 sq ft).

There is ample on-site car parking provision.

SERVICES

Mains Electricity (including 3 phase), Gas, Water and Drainage services are connected to the premises. No services have been tested.

BUSINESS RATES

The premises are currently assessed with an adjacent building. There will be an application to have the property separately assessed for business rates purposes.

Further enquiries should be addressed to the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating within Band E and a score of 105.

PLANNING

Consent was granted on 10th July 2018 under reference APP/Q1153/W/17/3173805 for change of use from B8 (warehouse and distribution) to Class A1 (retail) non-food use with ancillary pet grooming and vet services.

PROPOSAL

Offers are invited for the freehold interest with full vacant possession reflecting the benefit of the change of use consent.

PRICE

On application to the agents.

LEGAL COSTS

Each side will be responsible for their own legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.



VIEWING & FURTHER INFORMATION

Strictly through the Sole Agent, contact:



Contact William Lean

M: 07711 626028

E: info@williamlean.com

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