



24 MARKET STREET
TAVISTOCK PL19 0DD

FOR SALE

EXCELLENT TOWN CENTRE LOCATION
GROUND FLOOR SALES 83.4 m² (898 ft²)
ANCILLARY ACCOMMODATION 63.2 m²
(680 ft²) SECOND FLOOR
ONE-BEDROOM FLAT 49.44 m² (532 ft²)
GUIDE PRICE - £180,000

Ward Chowen Commercial are pleased to offer this commercial property for sale. The property is located in Market Street, a good secondary position just off West Street in the centre of Tavistock.

Tavistock is the commercial centre of West Devon. It is a busy market town situated on the western edge of the Dartmoor National Park approximately fifteen miles north of Plymouth city centre and the A38, fifteen miles from Okehampton and the A30 and four miles east of the Devon/Cornwall county border. The town is well known for its excellent range of shopping, educational and recreational facilities and is served by public and private bus services to Plymouth and the surrounding villages. Tavistock is considered to be a destination town for shopping with a consistent "all year round" trading pattern.

The town has a population of some 12000 with a catchment area of between thirty and forty thousand people. This number is set to increase over the next five years with the addition of approximately one thousand dwellings to be built in the town.



DESCRIPTION The property comprises three floors of accommodation within this period Grade II listed building.

Shop – (8m frontage – 83.4m²) This double fronted retail premises has a good frontage adjacent to one of the main retail streets in the town centre. To the rear of the ground floor is a Georgian staircase leading to the first floor. To the rear of the ground floor is ancillary storage accommodation. On the first floor is an office, store and kitchen.



First Floor

Ancillary retail/office: 5.96m x 3.09m; 14.86 sq.m (160sqft). Cupboards and work surfaces; fluorescent lights.



Flat – accessed from the side of the premises the flat comprises a bedroom, living room and kitchen together with a shower room WC and store. The flat is currently empty.

Attic storage – accessed from the second floor flat the attic is a single room which runs across the frontage of the property. (6.7 m x 2.38m).

TENURE

The freehold interest in the property is available with vacant possession.

SERVICES Mains water, electricity and drainage are connected to the property. Services to the commercial and residential elements are separately metered.

REPAIRS

Some repairs are required to the roof at the front of the building which has resulted in a water leak on the second floor. Full details are available from the agents.

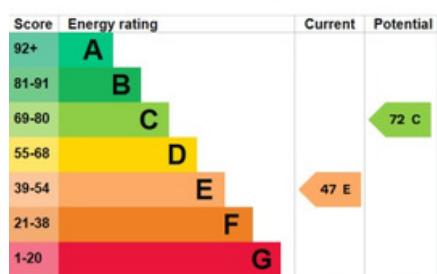
VIEWING

Strictly by appointment with the sole agents: -
Ward Chowen Commercial (01822 855100). **NOTE**
The mention of any services within these particulars does not imply that they are in full and efficient working order.

Energy rating and score

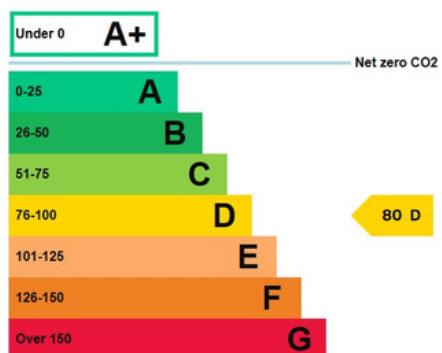
This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Energy rating and score

This property's energy rating is D.



PROFESSIONAL SERVICES Ward & Chowen (Chartered Surveyors) are able to offer landlords and tenants advice with regard to lease renewals, rent reviews and other matters related to the acquisition and occupation of commercial property. Please contact Neil Woolcock BSc (Hons) MRICS Chartered Valuation Surveyor for further information.

Ward Chowen Commercial for themselves and for the sellers of this property whose agents they are give notice that: - These particulars are set out as a general outline only for the guidance of prospective buyers/lessees and shall not form the whole or any part of an offer or contract. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer 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 of them.

No person in the employ of Ward Chowen Commercial has any authority to make or give any representations or warranty at all about the property. No responsibility can be accepted for any expenses incurred by prospective purchasers in inspecting this property if it is sold, let or withdrawn. Any plans included with these particulars are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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