WARD CHOWEN
COMMERCIAL

2 RUSSELL STREET, TAVISTOCK, PL19 8BD.

TO LET

CAFÉ/RESTAURANT PREMISES
TOWN CENTRE LOCATION
TRADITIONAL GRADE II LISTED SHOP FRONT
EXCELLENT VISIBILITY

Restaurant – 60.16m^2
Kitchen – 20.91m^2

Ward Chowen Commercial are pleased to offer this property to let. The property is located in Russell 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 boundary. 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.

SITUATION

The property is situated on one of the principal roads passing through the town centre. Many of the surrounding premises comprise restaurants and high quality retail users. There is on street parking available on both sides of the road in front of the properties and there is a public car park within 50 m.

DESCRIPTION

The properties originally comprised two retail units which have been combined into one premises which until recently was trading as a restaurant and café.
2 Russell Street accessed via a DDA compliant ramp comprises a ground floor restaurant, rear kitchen and WC.
The premises is available separately.

ACCOMMODATION

2 Russell Street

Restaurant: 5.72 m x 6.96 m; 60.16 m² (648 ft²).
Kitchen: 7.9 m x 2.71 m; 20.91 m² (225 ft²).
WC.

USER

The unit has previously been used for retail purposes although latterly has been used as a café/restaurant. Any alternative uses will be considered.

TENURE

A new lease will be entered into upon terms to be agreed.

Asking Rent:
2 Russell Street - £15,000 per annum

BUSINESS RATES

Rateable value: To be assessed.

SERVICES

Mains water, gas and electricity are connected to the property.

VIEWING

Strictly by appointment with the sole agents: -
Ward Chowen Commercial (01822 855100).

EPC

The property is Grade II listed and therefore an EPC is not required, however applicants should satisfy themselves that the property is exempt under the MEES Regulations concerning the minimum requirements for EPC's which came into force in 2018.

Notes:

1. The mention of any services within these particulars does not imply that they are in full and efficient working order.
2. This property belongs to a partner of Ward Chowen Commercial

01822 855100 **2 Market St, Tavistock, Devon, PL19 0DA**

www.wardchowen.com

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