Miller Commercial

Chartered Surveyors and Business Property Specialists

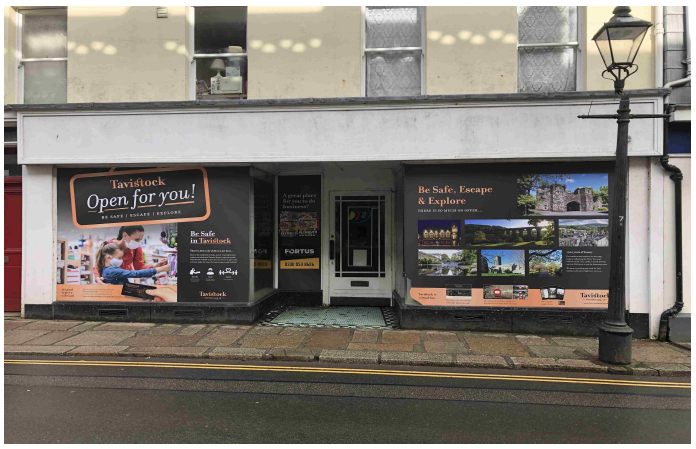


81 WEST STREET, TAVISTOCK, PL19 8AQ

The property Is located in a popular position within the town centre with a number of national retailers close by including Boots, FatFace and Vision Express as well as a number of local occupiers. The town is a World Heritage Site and therefore has a number of visitors throughout the year with ample parking close by.

- **FOR SALE BY AUCTION ON 12 JUNE 2024**
- **RETAIL UNIT**
- **PRIME HIGH STREET POSITION**
- **924 SQ FT GROUND FLOOR**
- **309 SQ FT FIRST FLOOR**
- **EPC RATING D (81)**

GUIDE PRICE £95,000 - £105,000 + FEES







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

AUCTION:
The property is available by way of auction which will take place on 12 June 2024. Administration Fees apply. For details see: https://www.cliveemson.co.uk/properties/250/64/

LOCATION:
Tavistock is an affluent market town which provides the gateway to Exmoor and surrounding areas. The property Is located in a popular position within the town centre with a number of national retailers close by including Boots, FatFace and Vision Express as well as a number of local occupiers. The town is a World Heritage Site and therefore has a number of visitors throughout the year with ample parking close by.

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:
Ground floor 85.84 sq m (924 sq ft)
First floor 28.7 sq m (309 sq ft)

LEASE TERMS:
The property is available via Long Leasehold with the remainder of 999 year lease from 10 April 1987.

VAT:
All the above prices/rentals are quoted exclusive of VAT where applicable.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £18,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (81).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025
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Or the Joint Agent at Clive Emson Land and Property Auctioneers:

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