

# WARD CHOWEN COMMERCIAL

**1 & 2 RUSSELL STREET, TAVISTOCK, PL19 8BD.**



## **TO LET**

**CAFÉ/RESTAURANT PREMISES  
TOWN CENTRE LOCATION  
TRADITIONAL GRADE II LISTED SHOP FRONT  
EXCELLENT VISIBILITY  
OVERALL AREA - 146.73 m<sup>2</sup> (1579 ft<sup>2</sup>)**

### **1 RUSSELL STREET**

**Ground floor restaurant area – 20.4m<sup>2</sup>  
First floor restaurant area – 23.21m<sup>2</sup>  
Lower ground floor kitchen – 22.41m<sup>2</sup>**

### **2 RUSSELL STREET**

**Restaurant – 60.16m<sup>2</sup>  
Kitchen – 20.91m<sup>2</sup>**

Ward Chown 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 properties are 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.

1 Russell Street has a ground floor seating area with lower ground floor kitchen, upper floor seating area and WC.

2 Russell Street accessed via a DDA compliant ramp comprises a ground floor restaurant, rear kitchen and WC.

The premises may be let as one unit or available separately.

#### ACCOMMODATION

##### 1 Russell Street

##### Ground floor



Restaurant: 3.28 m x 6.37 m; 20.04 m<sup>2</sup> (216 ft<sup>2</sup>)  
WC.

A staircase leads to the galleried first floor.



##### First floor.

Restaurant: 6.32 m x 1.95 m; 23.21 m<sup>2</sup> (250 ft<sup>2</sup>)

##### Lower ground floor.

Kitchen: 5.79 m x 3.32 m; 22.41 m<sup>2</sup> (241 ft<sup>2</sup>)

#### 2 Russell Street.



Restaurant: 5.72 m x 6.96 m; 60.16 m<sup>2</sup> (648 ft<sup>2</sup>).

Kitchen: 7.9 m x 2.71 m; 20.91 m<sup>2</sup> (225 ft<sup>2</sup>).

WC.

#### USER

The units have previously been used for retail use although latterly have 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 Rents:**

**1 Russell Street - £9,000 per annum**

**2 Russell Street - £15,000 per annum**

#### **BUSINESS RATES**

**Rateable value** £20,250

#### **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

**WARD CHOWEN**  
COMMERCIAL

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