



# THE YARD, 7 PEPPER STREET

GUIDE PRICE £95,000



## Established Commercial Premises in Town Centre, Tavistock

-  1 Shop Floor
-  1 WC
-  1 Loft Storage Space
-  EPC Rating D (84)



- » Excellent Commercial Opportunity
- » Wide Shop Front in a Good Position
- » Spacious Storage Loft Above
- » Convenient W/C
- » Goodsized Rear Courtyard

## The Property

No onward chain. Situated close to the town centre, this light and bright retail unit offers plenty of potential for a number of future business ventures and provides plenty of window space and a generous storage loft above. There is an accessible downstairs WC and a private courtyard at the rear. The premises has consent to be used as a shop within use Class E. This can be verified through West Devon Borough Council.

## Location

The premises are located in Pepper Street, directly off the main high street in Tavistock and is surrounded by shops and restaurants. There is plenty of public parking in the nearby short stay car park which is located just around the corner.

## Accommodation

Retail Space **14'09" x 14'09"**

WC **4'09" X 5'0"**

Loft Storage (Limited Head Height) **12'10" x 16'07"**

## Outside

Rear Courtyard **12'01" x 10'04"**

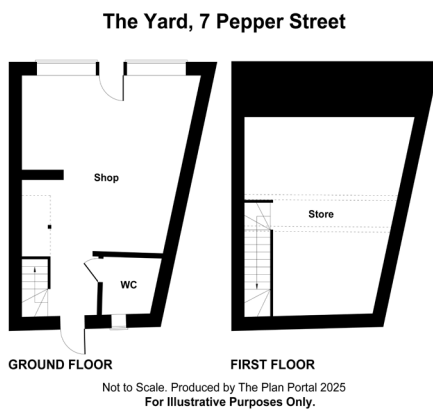
Multitude of nearby short stay and permit car parks for parking.

## Services:

Mains electricity, water and drainage. Gas and BT broadband available but disconnected at present.

**Council Tax Band:** Exempt (Small Business Relief)

**Tenure:** Freehold



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