



Bedford House

Bedford Square, Tavistock, PL19 0AE

Former Bank Premises

4,457 sq ft

(414.07 sq m)

- Located in the heart of Tavistock, in close proximity to the renowned Pannier Market
- Opportunity for redevelopment of the upper floors, subject to obtaining the necessary consents

Summary

Available Size	4,457 sq ft
Price	Offers in excess of £500,000
Rates Payable	£20,096 per annum
Rateable Value	£39,250
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own legal fees.
EPC Rating	Upon Enquiry

Location

Tavistock is a market town in west Devon, situated on the River Tavy. It has a population of approximately 12,975 (2021) and is the only Devonshire town to hold a world heritage status. The main retail pitch for Tavistock is along Duke Street with occupiers including Boots, Mountain Warehouse, Costa, Co-op Food and Superdrug. The Pannier Market can also be accessed via Duke Street, an indoor market hosting local traders and a popular destination for tourists. The property is situated on Bedford Square on the roundabout that connects West Street, Duke Street and Drake Road. The building occupies a very prominent position, with entrances to the Pannier Market broadly opposite.

Description

The property comprises a mid-terrace, three storey building arranged over ground, first and second floors. It was formerly used as a bank with retail accommodation, offices and bank vaults on ground floor, along with offices and storage accommodation on the upper floors accessed via an internal staircase. There is an external metal staircase to the side of the property which offers a secondary route of access via Drake Road. We note that The Conservative Club benefits from a right of way to use this as an emergency exit.

The premises is located within the Tavistock Conservation Area.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

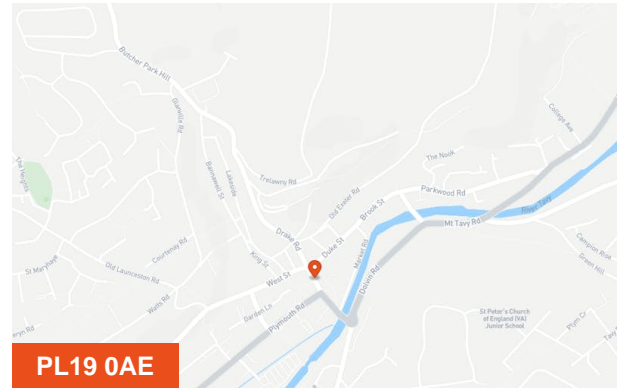
Name	sq ft	sq m
Ground - Sales/Ancillary	1,844	171.31
1st - Office/Ancillary	1,606	149.20
2nd - Storage	1,007	93.55
Total	4,457	414.06

Tenure

Freehold

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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Cushman and Wakefield (Joint Agent)



50 metres

Experian Goad Plan Created: 29/11/2023
Created By: Hartnell Taylor Cook LLP



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