

REF: S/462 - DETAILS PREPARED 04.08.2025

FOR SALE

DEVELOPMENT OPPORTUNITY

6 CANAL ROAD
TAVISTOCK
PL19 8AR



PHOTO TAKEN JULY 2025

- 199.2 SQ.M. (2,145 SQ.FT.)
- HISTORIC GRADE II LISTED WAREHOUSE BUILDING & FORMER GUIDE HALL
 - LOCATED AT THE ENTRANCE TO TAVISTOCK MAIN CAR PARK
 - SUITABLE FOR VARIOUS USES

LOCATION

The property is located in a prominent position at the end of Canal Road by the entrance to Tavistock Town Centre's main car park. The location is a mixed commercial and residential one with nearby uses including offices, the towns library and The Wharf, a live music and arts venue.

DESCRIPTION

The property comprises a Grade II listed building of traditional construction laid out over two floors. The ground floor comprises kitchen and storage facilities as well as toilets and the entrance lobby, while the first floor is open plan and includes a further modern kitchen area to one end.

ACCOMMODATION (All areas are approximate)

Ground Floor 93.3 sq.m. (1,005 sq.ft.)
First Floor 105.9 sq.m. (1,140 sq.ft.)
Total 199.2 sq.m. (2,145 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is Grade II listed and no EPC has been commissioned.

SERVICES

It is understood that the property benefits from mains water, drainage, gas and electricity.

PLANNING

It is understood that the premises has a well established use as a guide hall which would fall under Use Class D1, but has also been used regularly for many other community groups, pop up food retail and as a church. It is felt that other commercial and residential uses would be suitable and interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

TENURE

The premises are held Freehold.

PRICE

Offers in the region of £175,000

RATES

Rateable Value £3,900
Local Authority Reference – 45541821804
West Devon Borough Council Business Rates - 01822 813600

VAT

The price will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the joint agents:

Simon Powell Commercial

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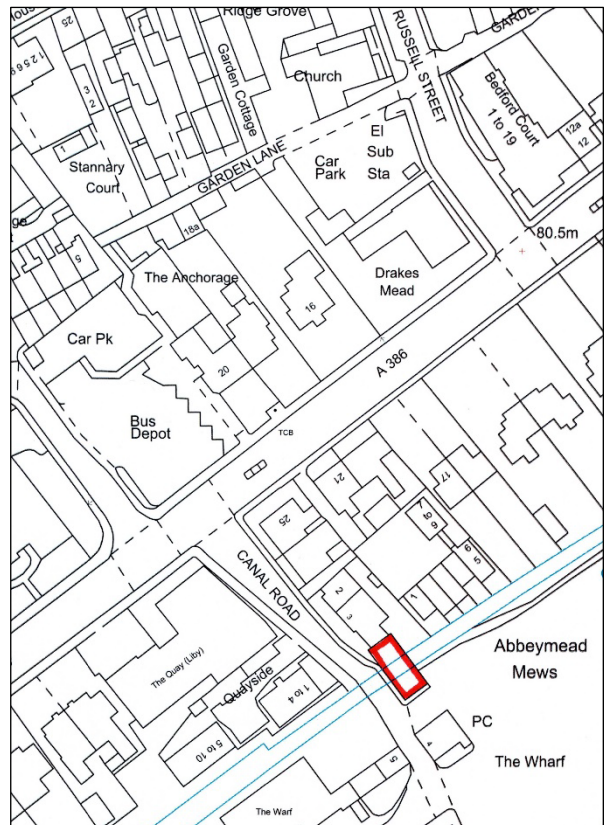
Nick Henderson / 01822 612345

nickhenderson@mansbridgebalment.co.uk

THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW FROM THE CAR PARK



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