

Vickery Holman
Property Consultants



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WROVES

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To Let

£18,000 pax

62 Mutley Plain, Plymouth, PL4 6LF

1,177 Sq Ft
(109.30 Sq M)

Summary

- Retail unit
- Basement storage
- Recently refurbished
- Would suit a number of uses
STPP

Location:

The property is located on the western side of Mutley Plain, which is approximately 1 mile from the city centre and train station and a 10 minute walk to Plymouth University. Nearby occupiers include Co-op, Superdrug and Costa, as well as various other retailers, estate agents and solicitors offices.

Description:

The property comprises a ground floor open plan retail unit with staircase down to basement level which provides further open plan space with WC and rear door. The property has recently been refurbished and is ready for occupation.

Accommodation:

All areas are approximate and measured in accordance with RICS Property Measurement 2nd Edition on a net internal basis.

	sq m	sq ft
Ground floor sales area	54.80	590
Basement	54.50	587
ITZA	49.20	530
Total	109.30	1,177

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (59)

Planning:

We understand the property benefits from Class E retail and A5 takeaway use. Interested parties should confirm with the local authority.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,000, therefore making the approximate Rates Payable £6,986 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with the local authority.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

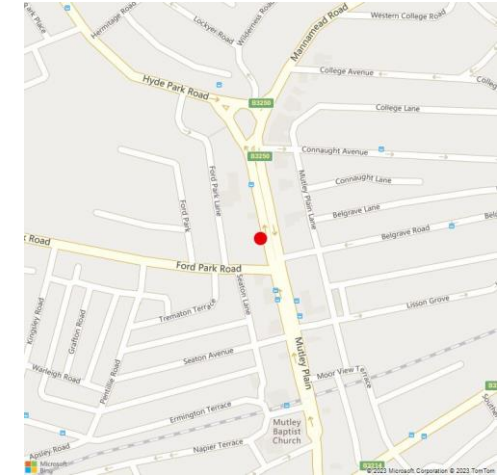
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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