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To Let

£16,000 pax

Ground Floor, 97 Mutley Plain, Plymouth, PL4 6JJ

400 Sq Ft
(37.2 Sq M)

Summary

- Lock up retail unit
- Prominent position
- Currently used as an office
- Would also suit retail use
- New lease

Location:

The property is located on the eastern 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 Tesco, Moo Music, DC Lane Estate Agents and Children's Hospice South West, as well as various other retailers, estate agents and solicitors offices.

Description:

A ground floor lock up shop with WC to the rear. The property is located in a highly prominent position fronting Mutley Plain. The unit is currently used as an office but would also suit retail uses.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis. The unit is being split so size is approximate.

	sq m	sq ft
Total	37.16	400

Service charge:

A service charge is levied for the communal and external areas of the property.

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:

E (117)

Business rates:

We understand that this property will need to be re-assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[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 effective 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:

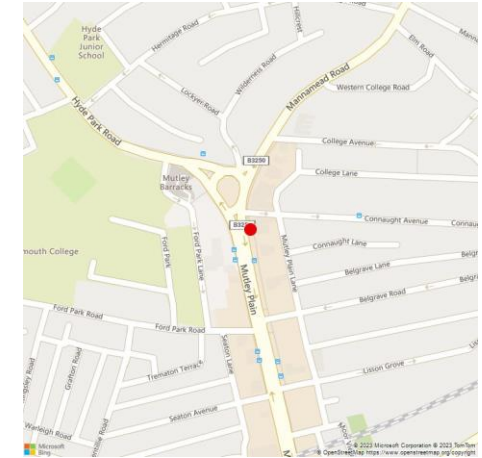
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

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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