



**To Let**

**£12,995 pax**

Unit 4, 69 Upland Drive, Plymouth, Devon, PL6 6BE

894 Sq Ft  
(83.1 Sq M)

# Summary

- Retail property
- Popular neighbourhood parade
- Loading access to rear
- Would suit a number of uses (STPP)
- Free parking to front

## Location:

The property is situated in the middle of a parade of shops in the popular residential area of Derriford. The other units are occupied for various uses including convenience store, chiroprapist, takeaway, beauty salon and tattoo parlour.

## Description:

The unit provides an open plan area with a kitchenette and WC to the rear. There is loading access via a roller shutter at the back of the property from the rear yard and a customer car park adjacent to the parade with unrestricted car parking to the road in front.

## Accommodation:

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

	sq m	sq ft
Total	83.1	894

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas. Please enquire for further information.

## 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 (55).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £14,250. Therefore making the approximate Rates Payable £7,111 per annum for 2024/25.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[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 costs.

## VAT:

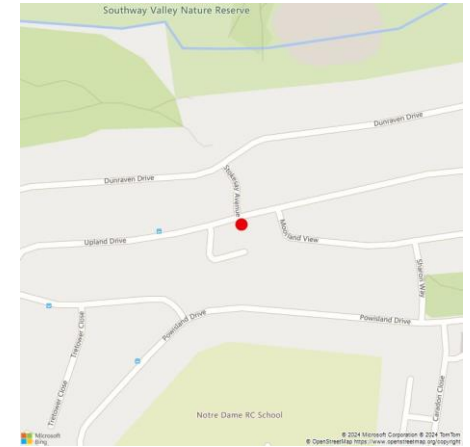
We are advised the property is elected for VAT and will therefore be chargeable on all outgoings.

## 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

### Joanne High

Tel: 07525 984443

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

### Carys Makelis

Tel: 07841150716

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

### Plymouth Office

Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT