



**For Sale**

**£180,000**

9-13 Union Street, Plymouth, Devon, PL1 2SU

4,883 Sq Ft  
(453.7 Sq M)



# Summary

- Shop with upper floors
- Refurbishment opportunity
- Long leasehold for sale
- City centre location

## Location:

Located on Union Street, close to the Derry's Cross roundabout, with adjacent occupiers including Walkabout and The Union Rooms. To the rear there is a public pay and display car park.

## Description:

The property comprises of a double fronted retail unit which is currently used as a bathroom showroom. Internally the retail unit is arranged in a U-shape with offices and toilet facilities to the rear. There is also a lift which provides access to the upper floors.

There are two upper floors which have a separate self-contained entrance from Union Street. The upper floors were previously used as office and storage space and are arranged into cellular rooms with toilet and kitchen facilities.

## 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
Ground floor	170.20	1,832
First floor	150.30	1,618
Second floor	133.20	1,434
Total	453.7	4,883

## 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 (121)

## 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 £16,750. Therefore making the approximate Rates Payable £8,358 per annum for 2021/22. 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 held on a 99 year long lease from the 29th September 1961 and therefore expires in approximately 37 years. The ground rent is £337 per annum. The permitted use is for shops, offices or showrooms.

## Legal fees:

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

## Money laundering:

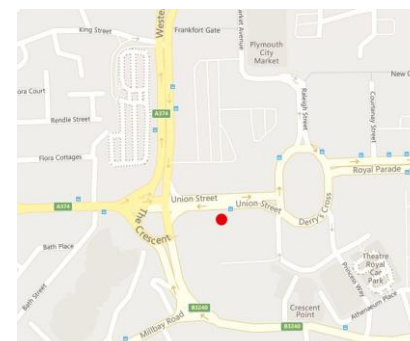
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

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



## CONTACT THE AGENT

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