

# 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) 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.

<u>Contact</u> 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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tery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to weleasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1.) The particulars are set out as general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are giver lout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the logment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

