

**To Let**

**£7,000 per annum exclusive**

Upper Parts, 114 Ridgeway, Plympton,  
Plymouth, Devon, PL7 2HN

1,280 Sq Ft  
(118.9 Sq M)

## Summary

- Retail/office unit
- Prominent position on the Ridgeway
- Most recently used for retail purposes
- New lease
- 118.87 sq m (1,280 sq ft)

## Location:

Plympton is a thriving suburb of Plymouth located approximately 5 miles east of the City Centre, in close proximity to the A38. The premises occupy a prominent position along the busy retail parade of the Ridgeway and nearby are the Mudge Way free long and short stay car parks. The Ridgeway is a popular trading location for national and local occupiers alike such as Boots, Iceland, Tui, Peacocks, Hays Travel, The Co-op and many others.

## Description:

Spread across first and second floors, the property provides retail/office space split into various rooms with WCs and kitchenette to the first floor. The property occupies a prominent position on the Ridgeway and has its own self contained access from the front of building. It has most recently been used for retail purposes however could also suit office use.

## 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
First Floor	55.88	601
Second Floor	62.99	678
<b>Total</b>	<b>118.9</b>	<b>1,280</b>

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. 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 (67)

## 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 £11,250 therefore making the approximate Rates Payable £5,614 per annum for 2025/26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on

properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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:

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:

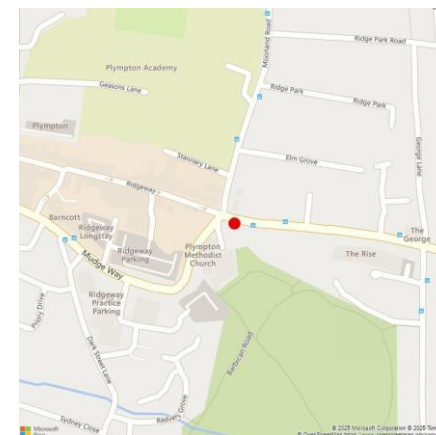
We are advised that the property has not been elected for VAT and therefore VAT will not be charged on the rent.

## 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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