



To Let

£13,000 pax

Unit 8 Transit Way, Plymouth, PL5 3TW

460 Sq Ft
(42.7 Sq M)

Summary

- Lock up retail unit
- Located at the popular Transit Way
- Heavy daytime footfall
- Nearby occupiers include Tesco & JD Gym
- Situated in an enclosed shopping centre
- Would suit a number of uses (STPP)

Location:

The property is located within the popular Transit Way shopping centre, conveniently located along the walkway between the Tesco Superstore and JD Gym. The shopping centre has benefitted from significantly higher footfall since the gym opened in 2023.

Transit Way is accessed via the B3413 Crownhill Road which is in turn accessed from the A38 at the Ernesettle Junction or Tavistock Road from the east.

Description:

A well-positioned lock-up retail unit located in the busy commercial area of Transit Way. The property offers strong visibility and benefits from consistent daytime footfall. The unit is suitable for a variety of retail uses and sits within an

established commercial area, surrounded by other businesses such as Tesco, JD Gym, The Post Office and Matalan, among others.

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	42.7	460

Service charge:

A service charge is levied for the upkeep and maintenance of the communal 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 (61)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,500, therefore making the approximate Rates Payable £4,741 per annum for 2024/25.

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:

All figures quoted are exclusive of VAT if applicable.

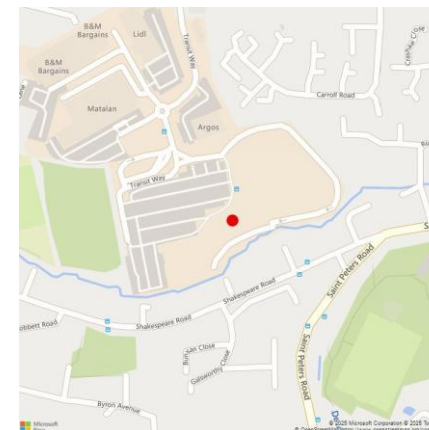
Code for leasing business

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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