



To Let

£10,800 pax

Marina Garage, Commercial Street, Plymouth, PL4 0LN

1,193 Sq Ft
(110.8 Sq M)

Summary

- Prominent corner location
- Close to Cattedown and Plymouth City Centre
- High eaves
- Two roller shutter doors
- Mezzanine floor for additional storage or office space
- Three phase electricity supply
- New lease

Location:

The property occupies a prominent corner position at the junction of Commercial Street and Commercial Ope, both of which are accessed from Commercial Road. It is well located close to the established commercial district of Cattedown and lies within easy reach of Plymouth City Centre. The property is within short walking distance of Queen Anne's Battery Marina.

Description:

The property comprises an end of terrace industrial unit of solid wall masonry construction under a pitched composite roof. The property benefits from two roller shutter doors, UPVC personnel door and windows, a three-phase electricity supply, an alarm system, and a mezzanine floor providing additional storage or office accommodation. The ground floor also includes a kitchenette and WC facilities. The unit is versatile and may suit a range of uses, subject to obtaining any necessary consents.

Accommodation:

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

	sq m	sq ft
Ground floor	79.08	851
Mezzanine	31.77	342
Total	110.8	1,193

Eaves height – 5.68m

Electric roller shutter – 2.66m h x 3m w

Manual roller shutter – 3m h x 2.9m w

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:

Not required as the unit has no fixed heating, cooling, or ventilation.

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:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

The Tenant will contribute £1,000 plus VAT towards the Landlord's legal fees.

VAT:

We understand that the property is not elected for VAT and therefore will not be chargeable on the rent.

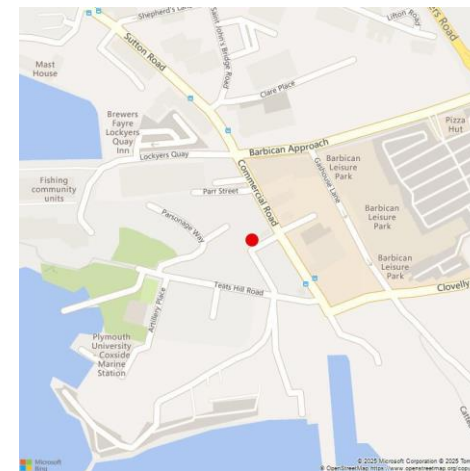
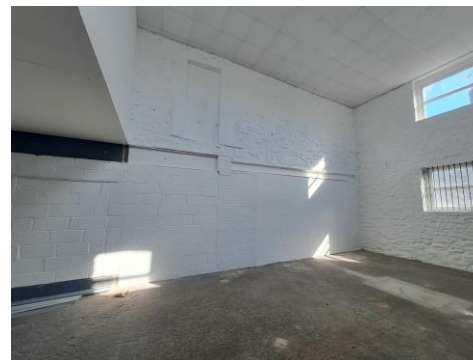
Code for leasing business

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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