

BARBER SHOP

HAIR
NAILS
BEAUTY

Happy House
Chinese Take-away

Tel: 402448

To Let

£12,000 pax

53 Springfield Road, Elburton, Plymouth, PL9 8EP

570 Sq Ft
(53 Sq M)

Summary

- Prominent mid-terraced shop
- Popular neighbourhood retail parade
- Suitable for a variety of Class E uses including retail, office or beauty
- Additional first floor accommodation
- Free parking available nearby
- New lease

Location:

Elburton is a popular area located to the east of Plymouth, providing a well established local centre that serves the surrounding residential community. The area benefits from a range of independent retailers, cafés, and service providers, creating a busy environment. Elburton is situated approximately 4 miles from Plymouth city centre and has good access to the A379 and A38 Devon Expressway, providing convenient links to the wider South Devon area and beyond. The location is particularly attractive to local businesses due to its strong residential catchment, steady footfall, and ease of access.

Description:

The property comprises a mid-terraced commercial unit currently arranged as a hair salon, situated in the popular area of Elburton, Plymouth. The premises have been fitted out to provide a well-presented salon

environment at ground floor level. Stairs lead to the first floor which provides additional accommodation including a kitchenette and WC's. The property benefits from a prominent frontage.

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	43.28	466
First floor	9.69	104
Total	52.97	570

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 (68)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,700, therefore making the approximate Rates Payable £3,705 per annum for 2026/27. Interested parties are advised to confirm the rating liability with Plymouth City Council.

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.

[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:

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

VAT:

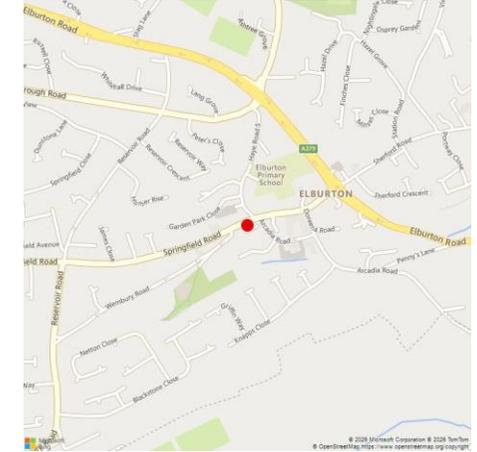
We understand the property has not been elected for VAT and therefore VAT will not be charged on the rent.

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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