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**MAD ABOUT PAWS**

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LOVES YOU MORE THAN HE LOVES HIMSELF

**AWSON**  
Estate Agency - Only Better

TOUCH SCREEN

**To Let**

**£28,000 pax**

Unit 2 Woolwell Crescent, Plymouth, Devon, PL6 7RF

995 Sq Ft  
(92.4 Sq M)

# Summary

- Prominent retail unit
- Adjacent to Tesco Extra Woolwell
- Strong residential catchment and footfall
- Easy access via the A386 Tavistock Road
- Open plan shop with rear store
- Neighbouring occupiers include Card Factory and Lawsons Estate Agents

## Location:

The property occupies a prominent and convenient position within an established parade of shops adjoining the Tesco Extra at Woolwell Crescent, to the north of Plymouth, and benefits from a strong surrounding residential catchment. The location is highly accessible via the A386 Tavistock Road, providing direct links to Plymouth city centre and the wider area.

## Description:

The property comprises a ground floor retail unit, most recently occupied as a pet shop, positioned within a popular neighbourhood parade of four units adjoining the Tesco Extra at Woolwell, with neighbouring occupiers including Card Factory and Lawsons Estate Agents.

Internally, the accommodation is arranged to provide a predominantly open plan sales area, with ancillary storage and a WC to the rear. Presently there is a small partitioned room providing pet-wash facilities. The unit also benefits from rear loading doors, offering convenient access for deliveries and servicing. Externally, there is a small front forecourt which could be included within the demise if required.

## 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
<b>Total NIA</b>	<b>92.39</b>	<b>995</b>
<b>ITZA</b>	62.24	670

## 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, gas, 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 (74).

## 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 £21,000, therefore making the approximate Rates Payable £8,022 per annum for 2026/27.

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:

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

## VAT:

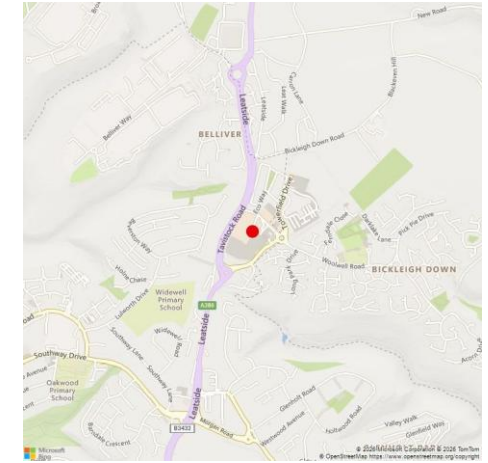
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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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