



To Let

£50,000 pax

Unit 4/5 Transit Way, Plymouth, Devon, PL5 3TW

3,589 Sq Ft
(333.4 Sq M)

Summary

- Retail unit with extensive frontage
- Located at the popular Transit Way
- Consistent daytime footfall
- Nearby occupiers include Tesco & JD Gym
- Situated in a covered mall
- Car parking free for 3 hours
- Would suit a number of uses (STPP)

Location:

The premises are located within the Tesco Shopping Centre on Transit Way, one of the principal retail destinations serving the north-western suburbs of Plymouth, anchored by a Tesco Extra store, as well as a large JD Gym that opened in 2023. The scheme benefits from substantial daily footfall and extensive free customer car park.

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 retail unit with extensive frontage, located within a covered mall 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:

	sq m	sq ft
Total	333.4	3,589

Approximate floor area sourced from VOA records; the property has not been independently measured.

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas with the budgeted figure for the current service charge year being approximately £7,975.

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:

D (76)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £41,500 therefore making the approximate Rates Payable £15,853 per annum for 2026/27 using the retail hospitality leisure multiplier.

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:

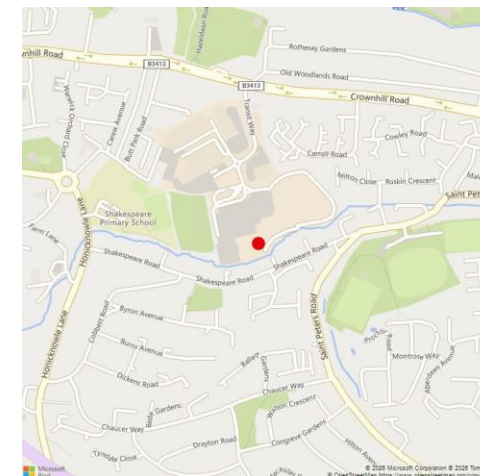
The property has been elected for VAT and therefore VAT will be charged on the rent.

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 joint sole agents.



CONTACT THE AGENT

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