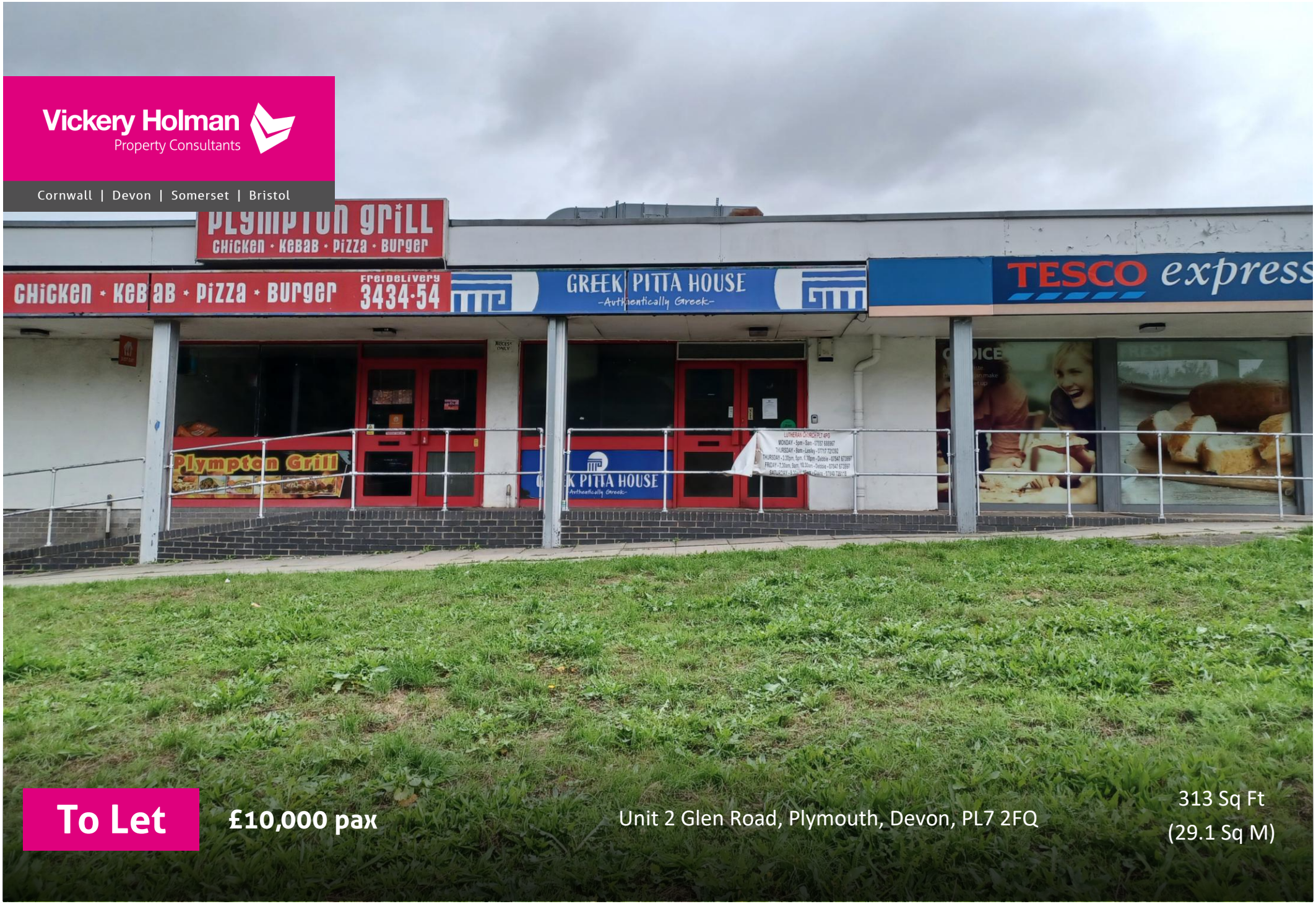

Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
PLYMPTON GRILL
CHICKEN · KEBAB · PIZZA · BURGER
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FREE DELIVERY
3434-54
GREEK PITTA HOUSE
-Authentically Greek-
TESCO express
Plympton Grill
To Let
£10,000 pax
Unit 2 Glen Road, Plymouth, Devon, PL7 2FQ
313 Sq Ft
(29.1 Sq M)

Summary

- Situated within an established neighbourhood retail parade
- Ground floor unit with additional first floor storage
- Large surrounding residential catchment
- Suitable for a variety of uses, subject to necessary consents

Location:

The property occupies a prominent position fronting Glen Road, one of the principal arterial routes through Plympton. The location benefits from excellent visibility and accessibility, together with a substantial surrounding residential catchment. Newnham Industrial Estate is also located nearby, reinforcing the area's established commercial appeal.

Description:

Unit 2 Glen Road provides a mid terraced unit within a small neighbourhood parade, adjacent to Tesco Express. The property, previously used as a takeaway, currently provides a small entrance/waiting area, with serving counter, cooking area, WC and rear preparation area/store. There is a staircase at the rear leading to first floor area above (with limited headroom) providing further storage. To the side of the parade is a small car park, offering free customer car parking for 30 minutes.

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	29.04	313
First floor (limited headroom)	33.25	358
Total	**62.29**	**670**

Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. 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 (64)

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 £3,629 per annum for 2026/27 using the retail hospitality leisure multiplier.

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 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.

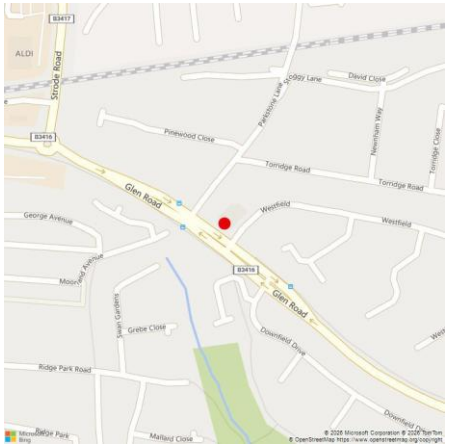
Code for leasing business premises:

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.





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Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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