



# To Let

11, Transit Way, Plymouth,  
PL5 3TW

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Substantial retail unit located within a  
popular shopping mall

Adjacent to Tesco Superstore

Unit 11: 180 sq m (1,937 sq ft)

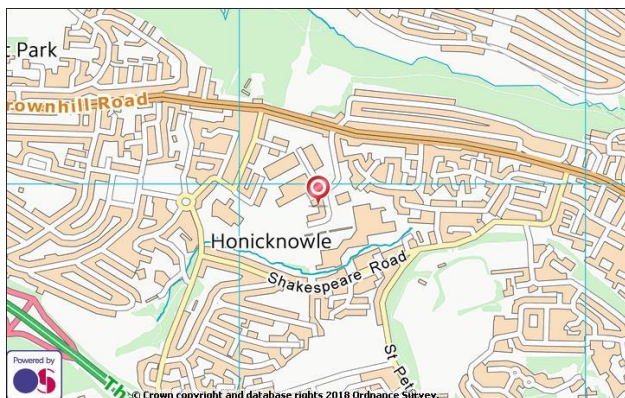
Asking rent: £16,500 PAX

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

The property is located within Transit Way, adjacent to a district centre anchored by a major Tesco Superstore, located approximately three miles north from Plymouth city centre and accessed from Crownhill Road, a dual carriageway. There are a range of retail units such as Argos, Lidl and Matalan and access into the district centre is traffic light controlled.

The premises comprise a substantial retail unit located in a popular shopping mall adjacent to Tesco Supermarket in Crownhill. Offering E Class Use, therefore appealing to a number of potential tenants without the need to change the planning use.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit 11	180 sq m	1,937 sq ft
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## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rent is £16,500 pax.

## Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is TBC.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13272

Date: 18 December 2020



### Plymouth Office

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