



To Let

Units 4b & 4c, East End
Community Village, Cattedown
Road, Plymouth, PL4 0AY

Prominent corner plot retail unit

Large window displays providing ample
visibility

Total sales area: 106.26 sq m / 1143.78

E class use only

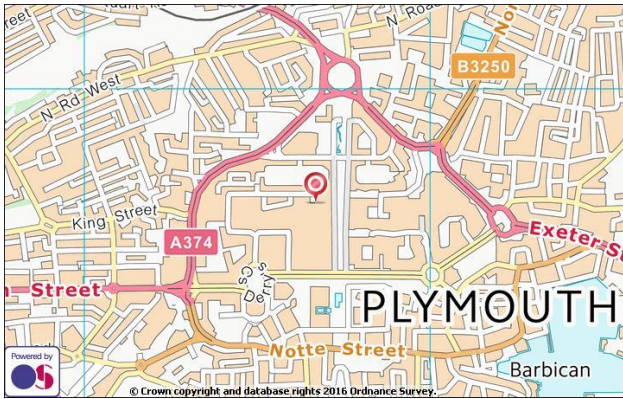
Asking annual rent: £16,500

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location

Plymouth is the largest city on the south coast of England, with a population of approximately 260,000, which is expected to grow significantly under the 2020 Vision, which has already seen inward investment in the City. Plymouth offers a continental ferry port and a main-line railway station with services to London (Paddington) in just over 3 hours.

Description

A corner plot, prominently located retail unit with large glass windows providing a dual aspect. Accessed via two double entrance doors which lead to an open plan sales area with WC and kitchen facilities.

Accommodation

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

Total: 106.26 sq m 1143.78 sq ft

Tenure

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



Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £16,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is B (26)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

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 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14803 (Feb 2024)



Plymouth Office

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