

stratton  
creber  
commercial

property consultants



# To Let

7 Dean Hill, Plymstock,  
Plymouth, PL9 9AA

Ground floor retail unit

Prime location in busy shopping centre  
parade

Retail sales area 90.71 sq m (976 sq ft)

Rent from: £18,000 PAX

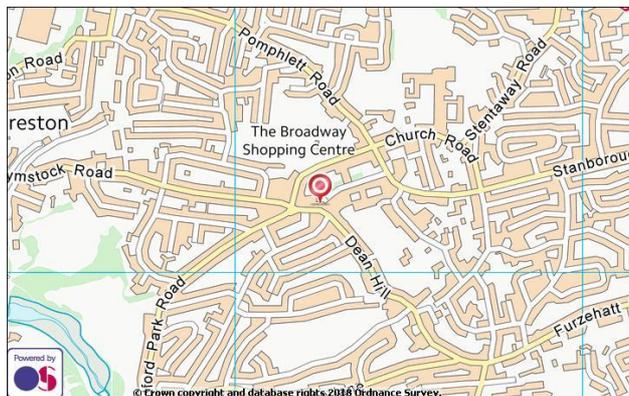
Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000.

Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east.

Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Plymstock is an important suburb of Plymouth and located some 3 miles west of the city centre. The district population is approximately 30,000 people.

The premises comprise a rectangular shaped retail unit with WC and storage areas to the rear. There is a rear door where the unit can be serviced from the rear lane.

## Accommodation

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

Sales area	90.71 sq m	976 sq ft
Shop width	5.31 m	57 sq ft
Shop depth	17.74 m	191 sq ft
Net frontage	5.32 m	57 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms off an asking rent of £18,000 pax.



## Rateable Value

The unit is assessed under the 2017 rating list as having a rateable value of £15,250.

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 this premises is C (72)

## 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.

Ref: 12263



### Plymouth Office

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