



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



UNIT 3, 52 MUTLEY PLAIN, PLYMOUTH, PL4 6LE

£8,500 (Per Annum)

PROMINENT RETAIL/OFFICE PREMISES 85.8M2 (920SQ FT) IN TOTAL WHICH UNTIL RECENTLY WAS OCCUPIED BY LABOUR READY EMPLOYMENT AGENCY. THE ACCOMMODATION IS ARRANGED OVER TWO FLOORS, GROUND FLOOR AND BASEMENT AND IS SUITABLE FOR A WIDE RANGE OF USES SUBJECT TO THE NECESSARY CONSENT.

TO LET £8,500 PER ANNUM

Ref No. TSC1122

Unit 3
52 Mutley Plain
Plymouth
PL4 6LE



Tel: **01752 20 20 35**
www.taylorcreber.co.uk



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions 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 correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Location

The property is situated on the corner of Ford Park Road and Mutley Plain which is a popular district centre just north of Plymouth City centre on the A386 Tavistock Road, in close proximity to the Plymouth University.

Nearby occupiers include Somerfield, Superdrug, Boots and Barclays.

Description

The building is a corner/end-terrace property arranged as 3 ground floor retail units with first and second floor offices.

Unit 3 comprises ground floor retail area with access on Ford Park road, and with internal staircase down to lower ground floor area providing office, storage and WC accommodation.

Floor Areas

The premises provide the following accommodation (measured in accordance with the RICS Code of Measuring Practice)

Gross frontage	11.9m	39'3"	Ground floor sales area	59.5 sq m	640 sq ft	Lower ground office	13.8 sq m
			148 sq ft	Lower ground storage	12.5 sq m	132 sq ft	

Services

We understand that Mains electricity, water and drainage are connected to the property.

Rates

The VOA website confirms "shop and premises" with a Rateable Value of £12,750.

Lease Terms

The property is available with a new lease length negotiable preferably six years with rent review at the end of the third year.

Rent

The commencing rent will be £8,500 per annum exclusive.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be charged.

Viewing

Strictly by prior appointment with the sole selling Agents Taylor Son & Creber 01752 202035