



## TO LET/FOR SALE

On the instructions of

**FRIANON  
INVESTMENTS LTD**

**6 MANNAMEAD ROAD,  
MUTLEY,  
PLYMOUTH  
PL4 7AA**

**RETAIL PREMISES OF  
124.5 SQ M / 1,209 SQ FT  
UPPER FLOOR OFFICES OF  
128.93 SQ M / 1,388 SQ FT**

### **SUMMARY**

- Ground floor retail or office premises
- Basement level ancillary / storage and parking
- First and second floor offices
- Popular location close to University of Plymouth and Plymouth city centre



**Commercial  
Property and  
Development  
Consultants**

**Tel 01752 228800**

**[www.williamlean.com](http://www.williamlean.com)**

## LOCATION

Mutley Plain is a busy secondary shopping area just to the north of Plymouth city centre on the A386 main road towards Tavistock. Mannamead Road is at the northern end of the plain and is a very popular location for estate agents and associated financial services businesses.

## DESCRIPTION

The building is a mid-terrace property of traditional construction which has been extended to the rear. It comprises ground floor retail/ office area with ancillary basement storage, kitchen and WC and two upper floors of offices with kitchenette and WCs.

The upper parts can be independently accessed from street level. The garage is accessed from the rear lane and can accommodate three or four cars, or can be used for additional storage purposes, as required.

The ground floor has an aluminium frame glazed shopfront and entrance door. All windows are uPVC double glazed units.

## SERVICES

Mains Electricity, Water and Drainage services are connected to the premises. There is a mains Gas supply in the road immediately outside the building. No services have been tested.

## BUSINESS RATES

There is currently 100% relief from Rates Payable for assessments under £12,000, subject to status.

## ENERGY PERFORMANCE CERTIFICATE PLANNING

There are two EPCs for the building as:

Ground floor and basement  
Band E and a score of 117

First and second floor offices  
Band D and a score of 82.

## PROPOSAL

The property is available to let as a whole or in parts.

Consideration will be given to letting the ground floor with basement and garage as one part, with the upper floors being let separately.

The accommodation will be let on the basis of equivalent full repairing and insuring terms for a term to be negotiated.

Alternatively, consideration will be given to a sale of the building as a whole.

## RENT/ PRICE

The commencing rent will be £17,000 per annum exclusive, payable quarterly in advance for the ground floor and basement parts.

Rent for the upper floors to be by negotiation.

Offers for the freehold interest will be considered in the region of £325,000.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs incurred in the transaction. In the event of a sale, then each side will be responsible for their own legal and professional fees incurred in the transaction.

## VAT

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



## ACCOMMODATION

The building comprises the following Net Internal Areas:

	SQ M	SQ FT
Ground floor	90.05	969
Basement store	22.40	240
Garage	49.90	537
First floor (two rooms)	82.53	888
Second floor	46.40	500

## BUSINESS RATES

The premises currently are assessed in a number of parts with Rateable Values as:

Ground floor and basement	£13,750
Garage	£3,800
First floor (front)	£4,300
First floor (rear)	£3,500
Second floor	£3,300

## VIEWING & FURTHER INFORMATION

Strictly through the Sole Agent, contact:



Contact William Lean

M: 07711 626028

E: info@williamlean.com

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