



To Let

Shop / Café property
Unit 4, Belgrave House
73 Mutley Plain
Plymouth PL4 6JJ

Summary

- Ground floor retail premises
- Modern building with attractive shop-front
- Strong trading location next to Superdrug
- Suitable for retail or café / restaurant purposes
- Major arterial route and bus route to city centre
- Close to University campus

**William
Lean**

Commercial
Property and
Development
Consultants

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Mount Wise House, 1 Discovery Road
Plymouth, PL1 4QU

Location

The property is situated on the east side of Mutley Plain on the inbound side of the A386 leading south to the city centre approximately half a mile away. The main University campus is about a five minute walk distance. Nearby occupiers include Superdrug, Tesco Express, Co-op foods, Boots, Starbucks and a Post Office.

Description

The building is a purpose built 3 storey brick faced building on the corner of Mutley Plain and Belgrave Road. The ground floor comprises four retail units and a lock-up kiosk. The upper floors are in use as residential accommodation. There is basement level parking (for the residential parts) and a rear delivery area. Unit 4 is approximately rectangular in shape.

Accommodation

The shop premises comprises:-

Gross frontage	5.60m	18 ft 4 ins
Internal width	5.15m	16 ft 11 ins
Shop depth	15.56m	51 ft 1 in
Built depth	19.83m	65 ft 1 in
Sales area	75.4 sq m	812 sq ft
(ITZA)	50.7 sq m	545 sq ft
Rear staff/store	13.2 sq m	142 sq ft

Services

We understand that Mains Electricity, Gas, Water and Drainage services are connected to the premises.

Energy Performance Certificate

The property has an EPC giving an energy rating within Band B and a score of 36.

Proposal

The unit is available on a new lease for a minimum term of 5 years at a commencing rent of £20,000 per annum, Rent will be payable quarterly in advance. The lease will be on internal repairing and insuring terms, plus service charge.

Business Rates

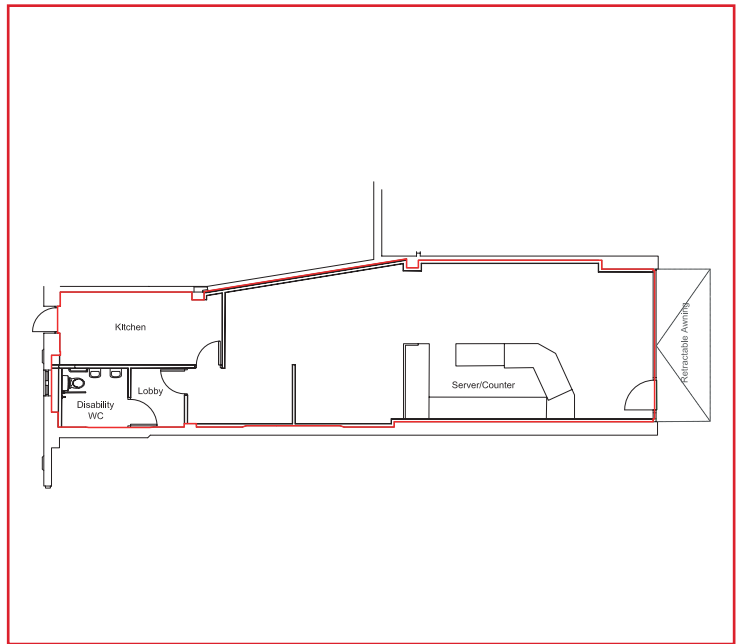
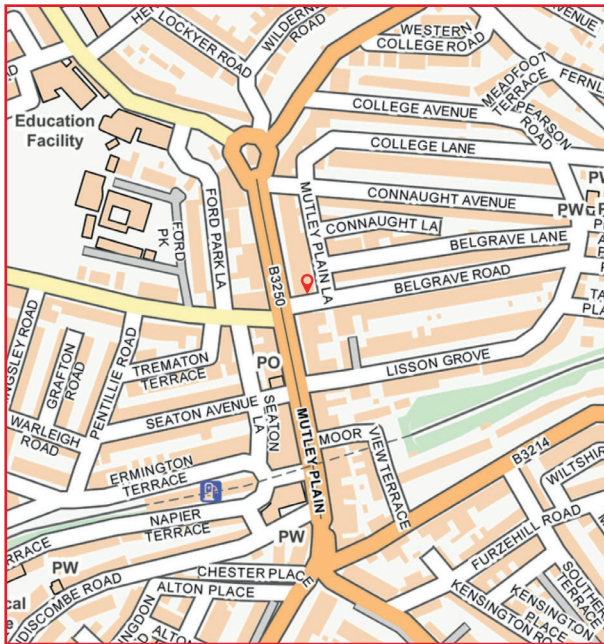
The Valuation Office Agency website indicates that the current Rateable Value assessment as Shop and premises with a Rateable Value of £12,500. The incoming tenant should verify this.

Legal costs

The incoming tenant will be responsible for both parties' reasonable legal costs.

VAT

All figures quoted are exclusive of VAT which is charged.



Viewing and Further Information

Strictly through the Sole agent.

Please contact:



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