



TO LET

**Shop property
Unit 3,
52 MUTLEY PLAIN
PLYMOUTH, PL4 6LE**

Summary

- Ground floor retail premises
- Large display frontage
- Lower ground floor office and stores
- Suitable for retail or office 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 west side of Mutley Plain, the A386 leading northwards from the city centre approximately half a mile away. The main University campus is about a five minute walk away. Nearby occupiers include Superdrug, Tesco Express, Co-op foods, Boots, Starbucks and a Post Office.

Description

The building is a 3 storey building situated on the corner of Mutley Plain and Ford Park Road. The ground floor comprises three shop units with the upper parts as student residential accommodation with its own independent access.

Unit 3 fronts Ford Park Road and has an entrance to a front shop / office area leading through to larger area to the side. Internal stairs lead down to the lower ground floor where there is a private office, stores area and staff WC. The shop has shared use of a small kitchenette at ground floor to the rear.

Accommodation

The shop premises comprises:-

Gross frontage:

11.9m 39 ft 3 ins

Ground floor sales area:

59.5 sq m 640 sq ft

Lower ground floor office:

13.8 sq m 148 sq ft

Lower ground floor stores:

12.5 sq m 132 sq ft

Services

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

Energy Performance Certificate

The property has an EPC giving an energy rating within Band C and a score of 66 and is valid until November 2028.

Proposal

The unit is available on a new lease for a minimum term of 5 years at a commencing rent of £12,500 per annum, Rent will be payable quarterly in advance. The lease will be on internal repairing and insuring terms, plus service charge.

Business Rates

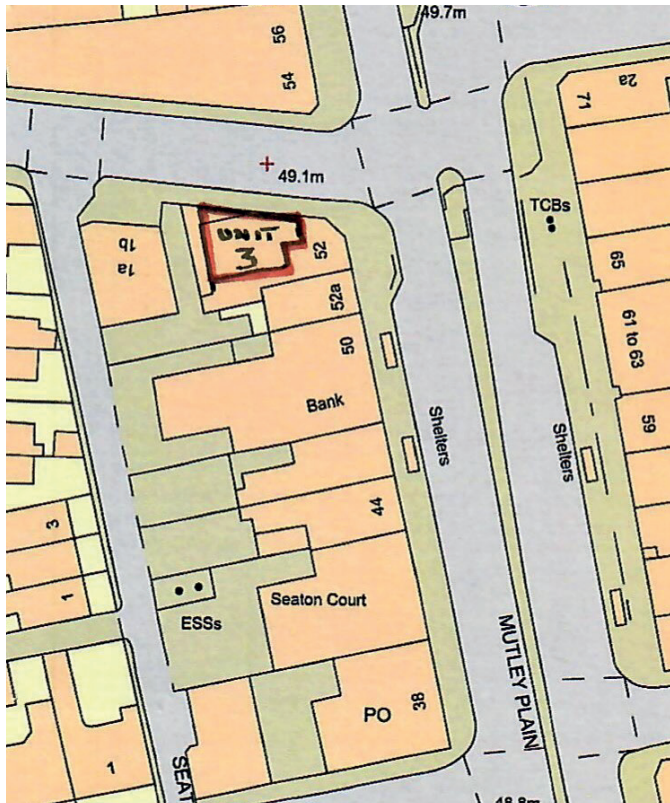
The Valuation Office Agency website indicates that the current Rateable Value assessment as Shop and premises with a Rateable Value of £12,500. The incoming tenant should verify this.

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 Agents.
Please contact:



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