51 MAYFLOWER STREET, PLYMOUTH PL1 1QL

FOR SALE LONG-LEASEHOLD £260,000 / TO LET £20,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Just off Armada Way, the principal pedestrianised shopping street, linking Drake Circus Shopping and Leisure to the City's train station, Mayflower Street is a bus route and is right next to the University. It enjoys lively footfall with day-time and evening trade.

DESCRIPTION:
Two storey, post war, mid-terraced, self-contained retail/restaurant unit with fitted commercial kitchen.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	771	72
First Floor	646	60
Total	**1,417**	**132**

TENURE / LEASE TERMS: (subject to contract)
The property is available TO LET on new conventional tenant's FR&I leasehold terms at an initial annual rental price of £20,000pa + VAT.

Our clients' LONG-LEASEHOLD interest is also available at £260,000 + VAT.

LEGAL COSTS:
Each party to bear their own costs.

BUSINESS RATES:
We refer you to the website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is split over the two floors: Ground floor £17,750; First floor £6,500. To find out how much will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (39).

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact either:-

Leigh Robinson

01752 222135
Email enquiries@listers.uk.com