



22 MORSHEAD ROAD, CROWNHILL, PLYMOUTH, PL6 5AH

TO LET £13,000pa

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LOCATION:

Crownhill is an affluent suburb of Plymouth to the north of the A38, near its junction with the A386 Tavistock Road, the main arterial route from the north. Since construction of the dual carriageway, Crownhill has become a busy local district centre with a variety of shops and services including convenience stores, pub, chemists, barbers and various hot food take-away outlets. Some short stay free parking is available in the high street in a car park opposite.

DESCRIPTION:

Ground floor premises recently refurbished and fitted as a café with new flooring and LED lighting. Front shop giving seating area with feature timber wall. Serving counter incorporating space for appliances and workspaces for coffee machines etc.

To the rear a newly fitted WC. Externally, there is a newly fitted shed comprehensively fitted to hygiene standards for prep kitchen.

LEASE TERMS:

Available on new FR&I lease terms at a rent of £13,000pa intl.excl.

Fixtures and fittings are available by separate negotiation for £10,000.

PLANNING:

The established use is Café A3. Planning permission may be required for almost any other use including retail, or office-compatible-with-retail use.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A (21).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Gareth Forrest

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





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