



GROUND FLOOR, 58 SALISBURY ROAD, ST JUDES, PLYMOUTH, PL4 8SY

TO LET £12,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

The property is located on Salisbury Road in the St Judes area of Plymouth, a densely populated suburb, mainly residential, interspersed with retail units, within walking distance of the city centre.

DESCRIPTION:

A prominent corner ground floor space with suspended ceilings incorporating LED light panels and vinyl floor covering. Fully refurbished throughout creating a blank canvas for a new business. The dual aspect entryway opens into a front retail / office space with a door leading through to the rear of the property, to a WC and a further space which could be utilised for storage or as an office.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Retail Space	388	36
Rear Storage/Office	57	5
Total	444	41

LEASE TERMS:

The property is vacant and available on new FR&I lease terms at a rental price of £12,000pa.

VAT:

All the above rentals are quoted exclusive of VAT.

SERVICE:

Water and electricity are individually metered.

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 property is currently rated with the first floor and has a rateable value of £6,600. 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 being reassessed. The previous EPC included areas on the first floor and had a rating of C (70).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01