



176 ALBERT ROAD, DEVONPORT, PLYMOUTH, PL2 1AL

VACANT RETAIL SHOP PREMISES.

Prominent main road position busy shopping parade Plymouth. Lock-up premises (approx. 60m² total). Sales shop, stockrooms, WC and yard/garden. Use Class E. Suit variety of trades and uses. New lease. Flexible and realistic terms. Viewing recommended.

LEASEHOLD OR FREEHOLD options available.

- VACANT RETAIL SHOP UNIT
- LOCK-UP PREMISES APPROX. 60SQM
- SALES SHOP, STOCKROOMS, WC & REAR GARDEN
- USE CLASS E – SUIT VARIETY OF TRADES/USES
- FREEHOLD INVESTMENT OR:
- NEW LEASE AVAILABLE – FLEXIBLE TERMS
- ENERGY PERFORMANCE RATING: C

CONTACT AGENT FOR PRICE GUIDE - FREEHOLD/LEASEHOLD, SOLE AGENTS

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Miller Commercial 

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

These vacant retail premises occupy a prominent main road trading position in Albert Road which services the densely populated residential and commercial area of Devonport in Plymouth. It is conveniently located only a short walk from the main access points to Babcock International Group at HM Devonport Royal Dockyard. There are a full and varied selection of businesses represented nearby and these include pubs, takeaways, convenience stores, hairdressers, a café and laundrettes etc., all of which combine to serve the surrounding commercial and residential areas.

The premises are lock-up and occupy the ground floor of a period terraced property. In brief, they comprise a well appointed double fronted sales shop with two rear stockrooms and a staff toilet. Also to the rear is an enclosed garden and yard area. It is felt that the unit would lend itself to a variety of trades and uses, subject to any necessary consents. A new lease is available with flexible and realistic terms. An early viewing appointment is recommended.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [Total area approx. 60m²]

SHOP UNIT A well appointed double fronted shop unit.

TWO STOCKROOMS

STAFF WC

OUTSIDE To the rear is an enclosed yard and garden area.

SERVICES We understand that mains water, electricity and drainage are available to the property.

TENURE / LEASE TERMS:

We understand that the premises are offered with a new commercial lease, the length of which is negotiable. Our client will consider realistic rental proposals and potential rent-free periods for the right prospective purchaser. For fuller details please contact the agents. **ALTERNATIVELY:** Our client will also consider disposing of the property on a **FREEHOLD** basis. For fuller details and a price guide, please contact the agents.

BUSINESS / TRADES AND USES:

This **VACANT HIGH STREET RETAIL PREMISES** are located in a prominent trading position in Albert Road, a busy secondary retail shopping area which services the needs of this large and popular residential and commercial area of Plymouth. The unit benefits from **USE CLASS E** and would lend itself to a **VARIETY OF TRADES AND USES** subject to any necessary consents.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £8,400. 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: C [60]

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@miller-commercial.co.uk

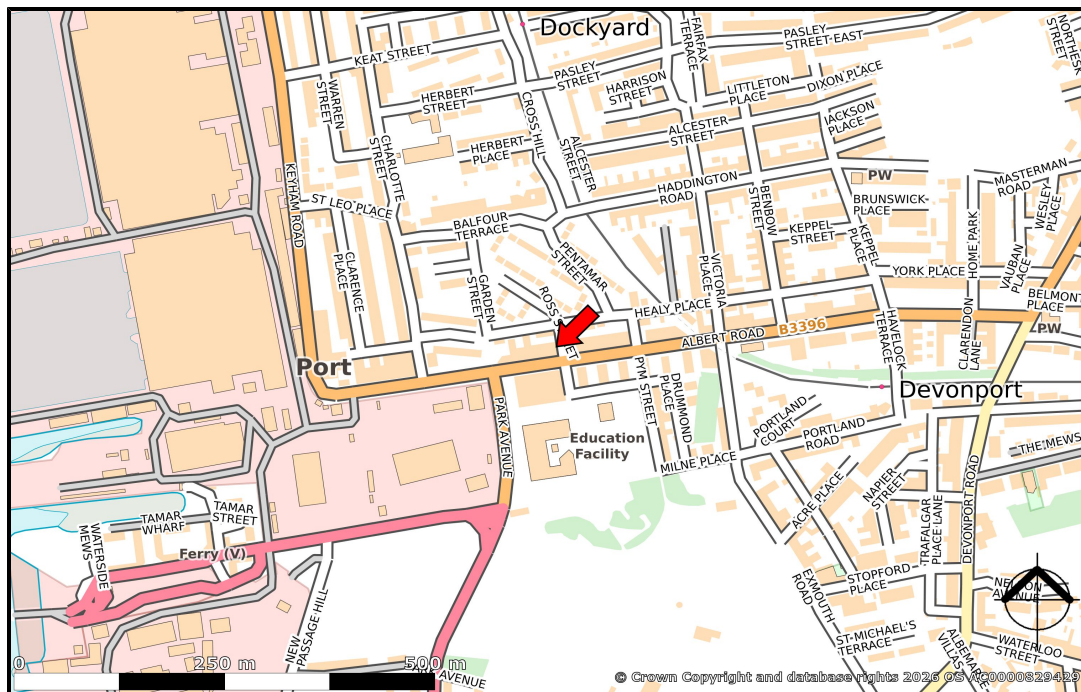
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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.