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VACANT RETAIL SHOP PREMISES

434 CROWNHILL ROAD, HIGHER ST. BUDEAUX, PLYMOUTH, DEVON, PL5 2QS

- Impressive vacant retail shop unit
- Smart lock-up premises [approx. 105m² total]
- Well appointed sales shop with stockrooms, WCs and parking
- Excellent main road site in busy shopping parade
- Use Class E
- Suit variety of trades and uses
- New lease available, realistic rent and flexible terms
- Viewing strongly recommended



This impressive retail shop unit occupies a prime main road trading position in Crownhill Road, a busy shopping parade serving the popular and densely populated residential suburb of Higher St. Budeaux on the north-western boundary of the major South Devon city of Plymouth. It is located in a popular and sought after shopping parade with a varied selection of businesses represented nearby, all of which are serviced by a free public car park. Consequently, it is felt that the unit would ideally suit a variety of trades and uses, subject to any necessary consents.

Plymouth, with a population of over 250,000 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.

The premises are lock-up with total area approx. 105m² and briefly comprise a double-fronted retail unit with stockrooms, toilets and private parking to the rear. An early viewing appointment is strongly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

Total Area [GIA] Approx. 105m²

GROUND FLOOR

SHOP UNIT A smart double fronted unit, well appointed with part laminate and part carpet floor and suspended ceiling.

TWO STORE/ UTILITY ROOMS

TWO TOILETS (one unused)

FIRE EXIT With access to rear

OUTSIDE Directly to the front of the shop is a paved forecourt area. To the rear is an individual private parking space. There is additional parking in a free public car park opposite the shop.

SERVICES We understand that mains electricity and drainage are available to the property. The shop has an alarm system.

THE BUSINESS

TRADES AND USES

This **IMPRESSIVE VACANT SHOWROOM AND RETAIL PREMISES** occupies an excellent main road trading position in this busy shopping parade, serving this popular and busy residential suburb 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. An early viewing appointment is strongly recommended.

TENURE The premises are offered with the benefit of a **NEW COMMERCIAL LEASE** at a commencing rental of £12,000 per annum, exclusive of rates. The length of lease is negotiable (i.e. 5/10/12 years etc). It is proposed that rent reviews will be incorporated within the lease every third year. The lease will be subject to the standard repairing and insuring covenants. For fuller details, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

Price :: Lease : £12,000.00 PER ANNUM

Lease Nil Premium

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



