



**LOWER PARISH HALL, STOKE DAMEREL CHURCH, 85 PARADISE ROAD,
STOKE, PLYMOUTH, PL1 5QL**

TO LET £12,000pa INCLUSIVE

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Located in the heart of Stoke, one of Plymouth's most established neighbourhoods, this area is well-connected by local bus routes, offering easy access to both the A38 and Plymouth city centre- just a 20-minute walk away.

Nearby occupiers include a mix of independent businesses, such as cafes, bakeries, hair & beauty salons, accountants and estate agents.

DESCRIPTION:

These lower-ground, self-contained premises, formally a pre-school nursery, are situated underneath a historic, characterful church building. The main hall is fitted with wall lighting and a combination of vinyl non-slip flooring and carpet, ideal for multi-use purposes. There is a comprehensively fitted kitchen, which includes oven, hob with filter over, a range of base units, and space & plumbing for a dishwasher and larder-style fridge-freezer. The main WC facilities are currently fitted for young children's use, but can be adapted to meet the needs of future occupiers. There is one additional adult size WC. Adjoining the main hall is a room finished with aqua-panelled walls and LED lighting, making it suitable for a range of activities. There is an additional room that provides storage space, ideal for equipment or supplies.



A rear door opens onto a garden area shared with the church, offering outdoor break space.

Externally, there are two allocated parking spaces and on-street parking in the immediate vicinity.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area: 1227sq.ft / 114sq.m

LEASE TERMS:

The premises are available immediately on new tenants FR&I leasehold terms, at a rental price of £12,000pa inclusive of water, heating and electricity.

VAT:

We are led to believe that the premises are VAT exempt.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

The premises are not rated.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (63).

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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