



69 HYDE PARK ROAD, PEVERELL, PLYMOUTH, PL3 4JN

TO LET FROM £10,000pa

Listers
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LOCATION:

69 Hyde Park Road, Peverell is located within a busy parade of local shops just off Mutley Plain just opposite Hyde Park Primary School. The area is set within a desirable residential area popular with young families.

The local shops and services are mainly offering a range of independent shops and services including Hyde Park Pharmacy, Art Mill gallery, Bud house Plants, Coffee Shark, Ercle Architects, Ugly Bettys interiors, March hair and Friary Mill bakery.

DESCRIPTION:

The property has recently been acquired by the landlords and given a refurbishment to provide a blank canvas for a new tenant which includes redecoration internally/externally, electrical safety check and installation of emergency lighting.

The accommodation provides split level floor with front of house area and steps leading to lower floor accessed via a few steps. To the rear there is a small welfare area with WC and tea point.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area: 545 sq.ft / 51 sqm

LEASE TERMS:

The property is vacant and available immediately on new FR&I lease terms to be agreed, at a rental price from £10,000pa.

All the above rentals are quoted exclusive of VAT.

Each party to bear their own legal costs.

BUSINESS RATES:

We refer you to the website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £5,600. 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 D (85).

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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