



86 EMBANKMENT ROAD, PRINCE ROCK, PLYMOUTH, PL4 9HY

TO LET £8,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Situated in Prince Rock, Embankment Road comprises a mix of business and residential buildings. It lies in close proximity to the city centre including Drakes Circus, The Barcode Leisure Complex and the popular Friary and Faraday Mill Business Parks. Nearby occupiers include Co-Op Food, Machine Mart and various independent retailers fast food and a Post Office.

DESCRIPTION:

Ground floor retail shop, directly fronting Embankment Road with glazed double frontage, fitted with a security roller shutter, opening into the main retail area. To the rear there is an office/storage area, with access through to a landing which provides a shower unit and separate WC, with stairs to the basement, which can provide further storage space. There is on street pay & display parking.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Retail Space	333	31
Office	148	14
Total	481	45

**PLANNING:**

The current use is A1 Retail. Other uses may be permitted subject to statutory consents.

LEASE TERMS: (subject to contract)

The property is available immediately on new FR&I lease terms, at an annual rent of £8,000pa.

VAT:

We are led to believe that the property is **not** elected for VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £5,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is D (97).

**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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