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IMPRESSIVE VACANT RETAIL SHOP/OFFICE

34 MUTLEY PLAIN, PLYMOUTH, DEVON, PL4 6LD

- Impressive vacant retail shop and office premises
- Excellent location in heart of Mutley Plain in Plymouth
- Lock-up premises over two floors (approx. 188m² [2,000ft²] total)
- Well appointed double fronted retail shop and showroom
- Staff kitchen, WC, lift, five stockrooms/workshop areas, valuable private parking
- Use Class E – suit variety of trades and uses
- Rent only £15,000 per annum
- Viewing strongly recommended



This impressive retail premises occupies a prime trading position on Mutley Plain, one of Plymouth's busiest secondary shopping thoroughfares which currently boasts three national supermarket chains. There are a full variety of national and independent traders represented nearby including Domino's Pizza, Wetherspoons, Starbucks, Bargain Booze, Fire Away Pizza etc. The unit is within easy reach of Plymouth's main city centre retail and commercial area as well as Plymouth's expanding university campus. Mutley Plain is popular throughout the year and generates consistently high levels of trade, servicing the needs of local residents and of course benefitting from its close proximity to Plymouth University and the main student halls of residence. The area is also served by a large public car park.

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 and occupy the ground and lower ground floor of a large mid-terraced period property. They briefly comprise an impressive double-fronted retail sales area and workshop, staff kitchen and stockroom at ground floor level, together with five individual workshop/storerooms to the lower ground floor with staff toilets and a lift which services ground and lower ground floor. There is a valuable enclosed and secure private car parking area to the rear which provides space for approximately 4-5 cars. An early viewing appointment is strongly recommended to fully appreciate the location, size and versatility of this smart retail and office premises.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

Gross Internal Area (GIA) approx. 187.8m² [2,021ft²] total.

GROUND FLOOR

SALES SHOP/SHOWROOM Smart and well-appointed double fronted area with suspended ceiling with integrated spotlighting, painted stone floor, various work benching, stainless steel sink unit with electric heater over, electric fuse box and various shelving. Access to :-

STAFF KITCHEN With range of wall and floor cupboard units with work surfaces, stainless steel sink unit with electric water heater over, part-tiled walls and window to rear aspect. Access to:-

STOCKROOM With commercial floor and window to rear aspect. Lift and separate internal stairs to lower ground floor.

LOWER GROUND FLOOR

HALLWAY With lift maintenance storage cupboard. Lift to ground floor and night storage heater.

STOCKROOM 1 With range of shelving to walls.

STOCKROOM/WORKROOM 2 With various work benches plus lighting.

STOCKROOM/WORKROOM 3 With various work benches, lighting and Belfast sink.

STOCKROOM/PAINT ROOM 4

REAR HALL/UTILITY With stainless steel sink unit.

FIRE EXIT To outside rear and access to :-

STAFF TOILET With separate low level WC and sink unit.

OUTSIDE To the rear of the property is an enclosed and secure private car parking area with space for 4-5 cars.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

This **IMPRESSIVE VACANT RETAIL SHOP AND OFFICE UNIT** occupies an excellent trading position on Mutley Plain, one of Plymouth's busiest secondary retail shopping areas. The unit benefits from **USE CLASS E** and due to its size and configuration, would lend itself to a **VARIETY OF TRADES AND USES**, subject to any necessary consents.

TENURE The premises are subject to a 6-year lease from 2024 at a current rent of £15,000pa, exclusive of rates, subject to rent reviews every 3 years, with the tenant responsible for 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 : £15,000.00 PER ANNUM SOLE AGENT

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.



