



81, NORTH HILL, PLYMOUTH, PL4 8HB

IMPRESSIVE VACANT RETAIL/OFFICE UNIT.

Excellent main road position adjacent to Plymouth University and city centre. Modern lock-up premises [approx. 28sqm] with sales shop/office, staffroom and WC. Use Class E. Suit variety of trades and uses. New lease. Flexible terms. NIL PREMIUM.

- VALUABLE VACANT RETAIL AND OFFICE UNIT
- APPROX. 28SQM TOTAL
- PROMINENT CORNER TRADING POSITION
- WELL APPOINTED SHOP UNIT, STAFFROOM AND WC
- USE CLASS E, SUIT VARIETY OF TRADES AND USES
- NEW LEASE AVAILABLE WITH FLEXIBLE TERMS
- NIL PREMIUM

LEASE: £9,000 PER ANNUM

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

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PROPERTY CONSULTANTS

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VALUERS LIMITED

LOCATION:

Plymouth, with a population of over 264,000 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.

DESCRIPTION:

This impressive retail and office unit is located in a prime trading position directly fronting on to Plymouth's North Hill, being one of the main access routes into the city centre, which is only a short walk away. The unit is located within close proximity of Plymouth's expanding university campus. North Hill is arguably one of the city's most popular areas for students with numerous halls of residence within walking distance, together with a countless selection of flats, bed-sits and private student accommodation nearby. North Hill is also renowned as being a professional and commercial area with a number of long established firms of solicitors, accountants, surveyors, estate agents, letting agents etc. Consequently, the unit is felt to be suitable for a variety of trades and uses. Up until recently it was operated as a successful letting agency. The premises are lock-up and comprise a smart, well appointed retail and office area, with staffroom and WC.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [Approx. 28sqm total]

SHOP/OFFICE AREA [24sqm] An attractive and well appointed retail/office area with carpet and lighting.

STAFFROOM [4sqm]

SEPARATE WC

OUTSIDE The unit is located a short walk from a pay and display public car park.

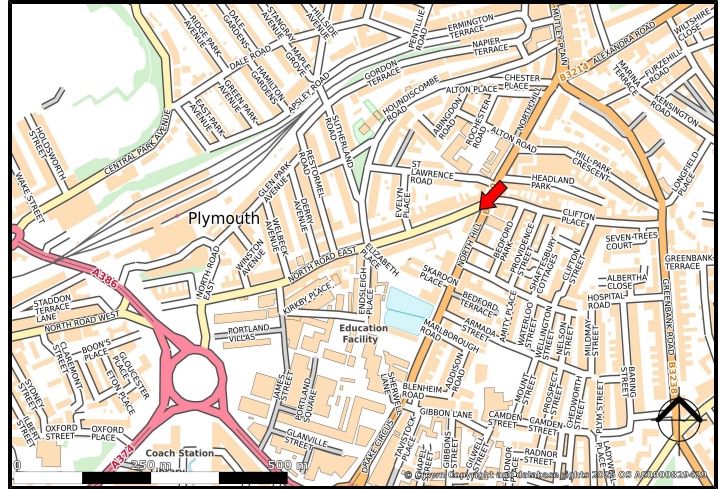
SERVICES We understand that mains water, electricity and drainage are connected to the property.

TENURE / LEASE TERMS:

We understand that the premises will be offered with the benefit of a new commercial lease the length of which is to be negotiated, at a commencing rental of approx. £9,000 per annum, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. A deposit or other security may be required subject to covenant status.

BUSINESS / TRADES AND USES:

This **IMPRESSIVE VACANT RETAIL/OFFICE PREMISES** occupies an excellent trading position on North Hill, only a short walk from Plymouth's main city centre and university campus. The unit benefits from **USE CLASS E** and would lend itself to a **VARIETY OF TRADES AND USES** subject to any necessary consents. It has been utilised for a number of years as a successful letting agents.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,600. 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: TBA.

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :

Paul Goss on 07570 384544, 01752 206020

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