



16 WATSON PLACE, ST.JUDES, PLYMOUTH, PL4 9QN

TO LET £9,934pa intl.excl. No VAT.

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Watson Place is situated just off Cattedown Roundabout and only a 5 minute walk to Friary Retail Park and City Centre, with very easy access to the A38 via the Embankment.

DESCRIPTION:

This mid-terraced former electrical store is converted into first floor offices with a good size workshop, just located off Cattedown Roundabout, giving easy access to the city centre and A38 Devon expressway. The first floor is currently split into two offices, one to the front of the building with a bay window, and one to the rear which houses a small kitchen area and a separate WC with tea point. The workshop is split into two rooms, with a separate kitchen area and WC facilities. The offices benefit from having LED lighting throughout, double glazing and wall mounted Mitsubishi dual air conditioning and heating. Fibre optic broadband available.

On road/permit parking available and just a short walk from the city centre/Drakes Circus and the nearby Friary Retail Park.

**SCHEDULE OF ACCOMMODATION: (GIA)**

Area	Sq Ft	Sq M
Ground Floor	420	39
First Floor	343	32
Total	764	71

LEASE TERMS:

Due to relocation, the property is available by way of assignment of the current lease which is for a term of 3 years expiring in January 2028 at an annual rent of £9934pa, with annual breaks/reviews. Alternatively, a new lease for a term of years, at a rent of £9950pa is proposed.

PLANNING / USE:

B8/B1/E offices and workshop. Other uses considered.

VAT & LEGAL COSTS:

The property is currently not opted for the payment of VAT. Each party is to bear their own costs.

**BUSINESS RATES:**

www.tax.service.gov.uk/view-my-valuation/search shows that the current rateable value is £4000. To find out how much will be payable there is an estimator service.

Up to 100% Small Business Rates Relief may be available for qualifying businesses.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (60).

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:-

Gareth Forrest

[01752 222135](tel:01752222135)

Email enquiries@listers.uk.com





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