68A MUTLEY PLAIN, MUTLEY PLAIN, PLYMOUTH, PL4 6LP

TO LET £17,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Mutley Plain is located within a busy parade of local shops, sandwiched between Hyde Park and North Hill. The area is set within a desirable residential area popular with young families and working professionals. The City Centre is just a 10 minute walk away, and just a short walk to the train station.

DESCRIPTION:
This spacious mid-terraced glass fronted retail unit is spread over one level with staff welfare (kitchen area and WC) to the rear of the unit. The unit has suspended ceilings, electric panel heaters and carpets throughout and two internal office spaces.

NO HOT FOOD TAKEAWAY.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Retail Space	359	33
Rear Storage/Office	893	82
Total	**1,252**	**115**

LEASE TERMS:
The property is available on a new FR&I lease terms at a rental of £17,000pa, subject to contract.

VAT:
All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs.

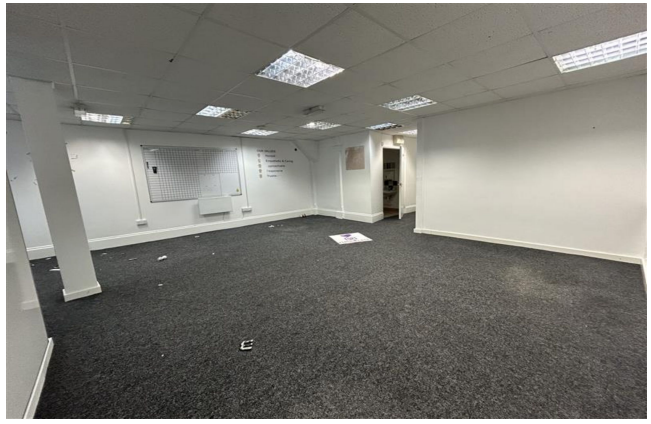
BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows the rateable value is £16,000pa. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The energy rating for this property is C(52).

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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