



Retail Shop
9 Dean Hill, Plymstock, Plymouth, PL9 9AA

Summary

- High Profile Retail Unit adjacent to Bus Stop
- Gateway to Broadway Shopping Centre
- 1,292ft² / 120m²
- Immediately Available on New Lease Terms (STC)

Location

Plymstock is a thriving suburb of Plymouth, approximately 3 miles west of Plymouth city centre, with a district population of about 30,000. It has its own busy district shopping centre, The Broadway, of which the subject forms part. Nearby occupiers include a number of national retailers such as Lloyds Bank, Connells, Fulfords, Boots, Costa, Hays, Specsavers and Iceland. A large, free public car park is a short walk away and a public bus stop is located just a few meters away.

Description

Ground floor retail unit, within a terrace of 3 similar shops fully glazed street frontage, tile and wood effect flooring and suspended ceiling with diffused fluorescent lighting. To the rear of the unit is a pair of WC's, staff kitchen / tea point and storage area, with a rear door providing access to the service lane and two allocated parking spaces.

Accommodation

	m ²	ft ²
Ground Floor	120	1,292
Total	120	1,292

Use

The established use is A2 Financial and Professional Services. Consideration will be given to uses falling with Classes A1-A3 or Class E.

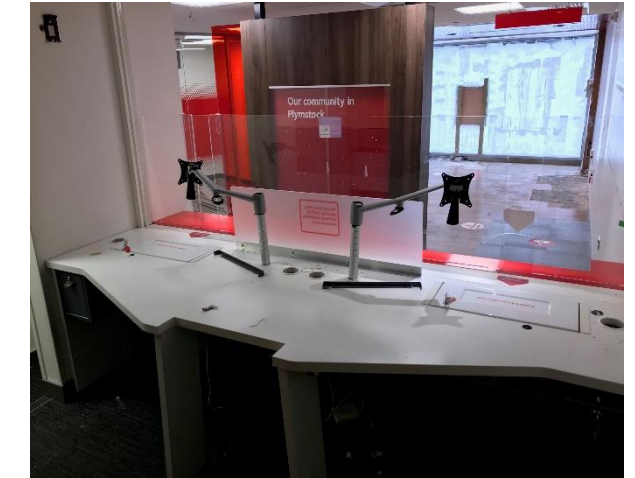
Services

Mains Water, Electric and Drainage services are available to the property.

Energy Performance

The building has been assessed and awarded a rating of C53.

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Terms of Availability (subject to contract)

The property is vacant and available immediately by way of a new tenant's FR&I lease at initial annual rent of £12,950, subject to contract and other terms. Incentives may be available.

Business Rates

Rateable Value 2023: £20,500
UBR multiplier 2022/23: 51.2p in the £

Planning

The local Planning Authority is:
Plymouth City Council (01752 668000)

Email: planningconsents@plymouth.gov.uk

Viewing

For further information and to arrange a viewing, please contact us on:
01752 222135

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