



A1 / A2 Prominent Corner Retail Unit
133 Milehouse Road, Plymouth, PL3 4AG

Summary

- **PROMINENTLY POSITIONED RETAIL/OFFICES**
- **387ft² / 36m²**
- **AVAILABLE FROM SEPTEMBER 2023**

Location

Milehouse Road is one of the main access routes to the city-centre of Plymouth from the west. The property is prominently positioned on the edge of Stoke village. The A38 dual carriageway lies circa 2 miles north and connects with the M5 motorway at Exeter.

Description

Ground floor property with dual aspect, fronting Molesworth Road and Milehouse Road junction comprising open plan retail / office. The premises are currently neutrally decorated, laminate wood effect floors with suspended ceiling over. The landlord will be fitting a new teapoint / WC within the rear office/retail zone B. New flat panel LED lights and electric heating will be installed.

Externally, the main shop windows will be replaced and upgraded.

Accommodation

	m²	ft²
Retail Zone A	29	312
Retail Zone B	7	75
Total Area	36	387

Services

Mains water, electricity and drainage are supplied to the property.

Energy Performance

The property has been assessed and awarded a rating of D92.

Planning / Use

A1/A2 Retail and Financial / Professional Services other uses maybe considered under the Class E Planning regulations, subject to planning/covenants.



Terms of Availability (subject to contract)

The property will be available from September 2023 by way of a new lease, on conventional FR&I terms, to be agreed, at a commencing rent from £7,000pa. The property is NOT currently opted for the payment of VAT.

Business Rates

Rateable Value (2023): £6,900
UBR multiplier 2023/24: 51.2p in the £

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com