



RETAIL SHOP / OFFICES

TO LET

47 Mutley Plain, Plymouth, PL4 6JQ

Summary

- RETAIL / OFFICE UNIT TO LET with PARKING
- AVAILABLE IMMEDIATELY
- BUSY HIGH STREET LOCATION

Location

Mutley Plain is a bustling “high street” immediately to the north of Plymouth City Centre and enjoys a lively student and local business trade as well as a retail offer that supplements the covered mall at Drake Circus. There is a 142-space surface pay car park as well as unrestricted side street parking out of peak times. Regular buses serve Mutley Plain from the city-centre and other suburbs and the mainline railway station is within 10 minutes’ walk.

The property is situated on the east side of the street, in a terrace, adjacent to Premier Convenience Store and Fireaway Pizza.

Description

Mid terrace property offers accommodation across 4 floors as follows:

Lower ground floor office, store, welfare, bike store and access to rear gated car park. Ground floor open plan office with private meeting room, and DDA compliant welfare. Fully glazed shop front with electric roller shutter to street. Stairs to all floors. First floor provides 3 further offices. On the second floor there are 3 smaller offices and further office welfare facilities. The offices are fully fitted with LED panel lighting, suspended ceilings and carpet throughout.

Externally to the rear is a gated parking area.

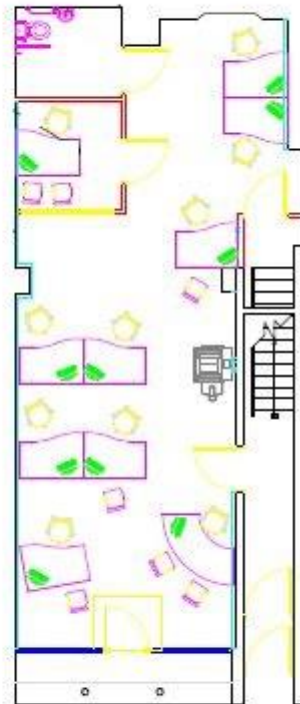
Accommodation

	m ²	ft ²
Lower Ground Floor	48	517
Ground Floor	75	807
First Floor	61	657
Second Floor	52	560
TOTAL AREA	236	2,541

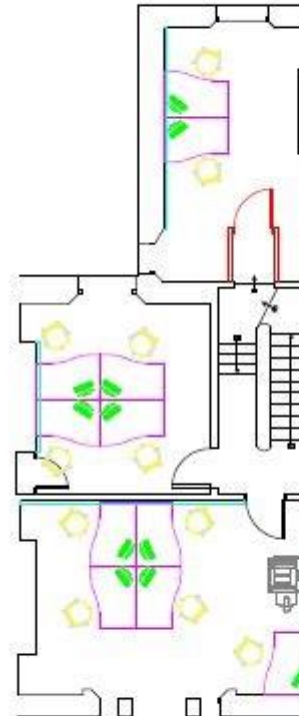




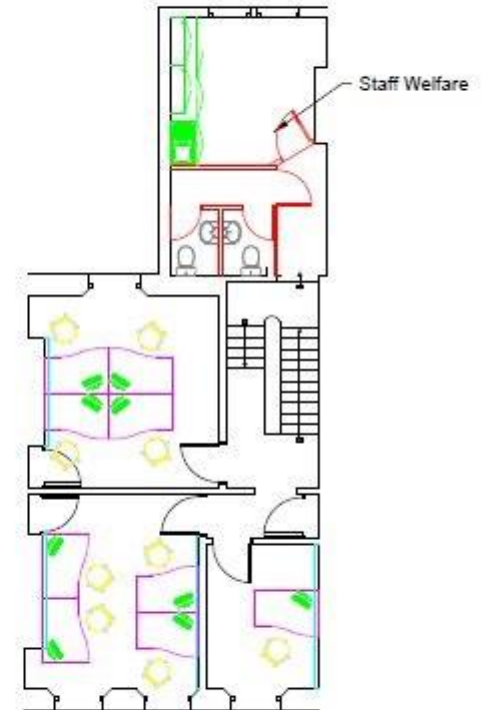
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Note: Floor plans are not drawn to scale

Energy Performance

The property has been assessed and awarded a rating of E117.

Terms of Availability (subject to contract)

The property is held on a 10 year lease on tenants FR&I terms, expiring 21st June 2027, at a rent of £27,500pa. Our client is looking to assign the lease. Consideration will be given to subletting.

Services

Mains Water, Electricity and Drainage are supplied to the property.

Business Rates

Rateable Value (2023):	£22,250
UBR multiplier 2023/24:	51.2p in the £

Planning / Use

The permitted use is A2 Falling within class E, planning permission may be required for other uses.

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.

All prices quoted excludes VAT where applicable at the prevailing rate.

Viewing

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