



Listers
PROPERTY CONSULTANTS

MEDICAL/RETAIL unit with parking FOR SALE/TO LET
208 Exeter Street, City-centre, Plymouth PL4 0NH

Summary

- Highly prominent arterial route for Plymouth city centre
- 1,205ft² / 112m² plus parking to the rear for 2/3 vehicles
- Fully fitted dental practice accommodation (4 suites + cleaning room, reception area, waiting room and staff welfare)

Location

Exeter Street is the main access to the city centre from the east and is a busy vehicle thoroughfare. The historic waterfront, Drake Circus Shopping and Leisure, Barbican Leisure and the mainline railway station are all within a mile. The property occupies a highly prominent position on the south side of the street with free short-stay parking adjacent. Nearby occupiers include Screwfix, Vanrigge, Travis Perkins, Poundstretcher, Pets at Home and numerous useful local speciality shops, as well as take-away food.

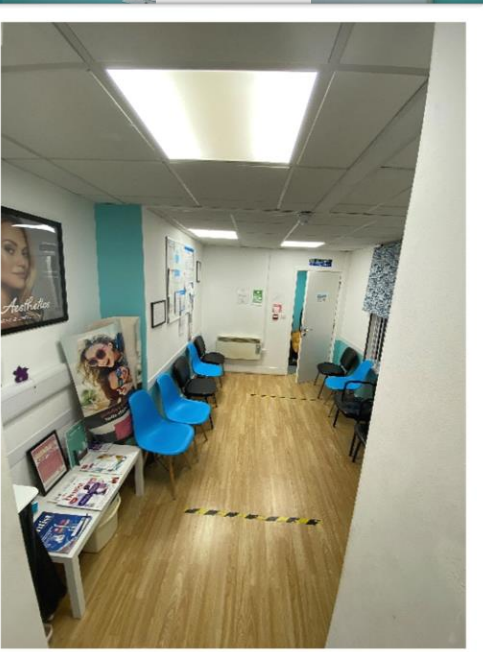
Description

Mid terraced, two-storey property in a parade of similar quasi-retail units, of conventional rendered masonry construction with a pitched and tiled roof. The windows have mostly been replaced with uPVC double glazed units. To the rear, 2/3 private car parking spaces are provided.

Accommodation

	m ²	ft ²
Ground Floor	59	639
First Floor	53	567
Total Area	112	1,205

The property is currently fully fitted out as a dental practice, to NHS/CQC standards. The fit-out is available for another medical practice such as aesthetics, beauty, hair, tanning or medical use.



Energy Performance

The property has been assessed and awarded a rating of D81.

Terms of Availability (subject to contract)

The property is for sale FREEHOLD and is available under a new Tenant's FR&I lease on terms to be agreed at an initial annual rent of £12,500pa. Consideration will be given to sale of our client's freehold interest with vacant possession at an asking price of £165,000. VAT is not applicable.

Services

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

Business Rates

Rateable Value (2023):	£9,500
UBR multiplier 2023/24:	51.2p in the £

Planning / Use

The permitted use is D1 (medical or health services which now falls within Class E).

Agent's 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