



6 POMPHLETT ROAD, PLYMOUTH, PL9 7BL

To Let at £10,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Plymstock is a thriving suburb of Plymouth, approximately 2 miles east of Plymouth city centre, with a district population of about 30,000. The immediate area is a primarily residential street and a very busy traffic thoroughfare opposite a retail food-store, a multiple hot-food take-away, car dealer and hire centre, as well as the main city sorting office entrance. Nearby occupiers include Morrisons, McDonald's, Vertu Honda, Howdens, Royal Mail and Beacon Electrical (Euronics).

DESCRIPTION:

Ground floor, semi-detached retail unit, currently fitted-out as a hairdressers with laminate flooring and separate staff welfare area within a former house (with a separately owned flat over). Parking for up to 3 cars to the front.

SCHEDULE OF ACCOMMODATION:

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

TENURE / LEASE TERMS:

The property is available immediately on conventional tenant's FR&I leasehold terms at initial annual rent of £10,500pa (No VAT). Business rates (2023 assessment): £6,700 UBR multiplier 2023/24: 51.2p in the £ The permitted use is Class A1 Retail. Other Class E uses, including cafe, estate agent, bookmaker or healthcare/beauty may not need Planning Consent. The property may be suited to A5 take-away use but Planning consent will be required. The local planning authority is Plymouth City Council (01752 668000).

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

Rateable Value (2023): £6,700
UBR multiplier 2022/23: 51.2p in the £
Up to 100% small business rates relief may be available

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (54).

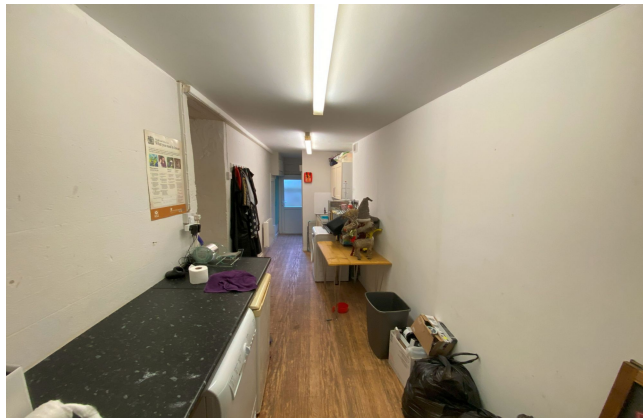
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Ifan Rhys-Jones

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01