



6-8 EGGBUCKLAND ROAD, MANNAMEAD, PLYMOUTH, PL3 5HE

£12,000pa TO LET

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~ PROPERTY CONSULTANTS

LOCATION:

Situated in a prominent position at Henders Corner, Mannamead (corner of Eggbuckland Road and Mannamead Road) in a small terrace of shops/professional tenants, including an Estate Agent, Valuers & a Vape shop.

Henders Corner is in an affluent residential area, 1.6miles north of Plymouth's Drakes Circus shopping and leisure centre, the Barcode and the University of Plymouth. It is located mid-way between Mutley and the A38 Devon Expressway via the A3250.

DESCRIPTION:

Single-storey retail shop providing a sales area with glass frontage (Gross Frontage - 9.22 m 30 ft 3 ins, Net frontage - 8.84 m 29 ft 0 ins). Internally the unit is fitted with some LED panel lighting and suspended ceilings. To the rear there is a store area and fitted WC.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Sales	563	52.30
Ground Floor Ancillary	37	3.44
Total	600	55.74



LEASE TERMS:

The property is vacant and available immediately on new FR&I terms at an initial rent from £12,000pa +VAT.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (69).



VIEWING AND CONTACT INFORMATION:

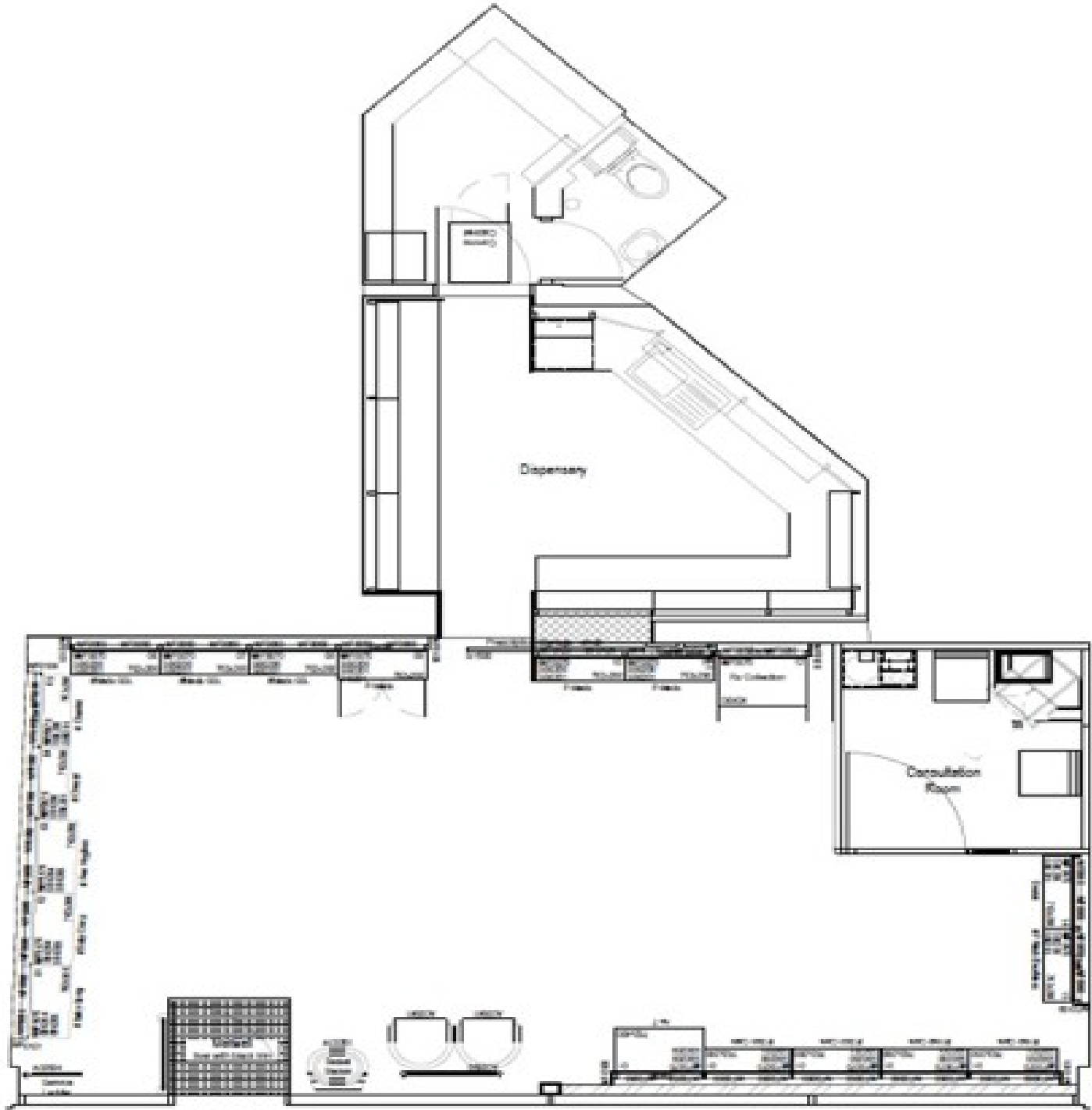
Strictly through Listers. Please contact:-

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NOTE: Not drawn to scale. Guide of layout only.



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