68 FARADAY MILL BUSINESS PARK, PLYMOUTH, PL4 0ST

TO LET AT £16,000pa

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PROPERTY CONSULTANTS

LOCATION:
Faraday Mill Business Park is situated just outside Plymouth City Centre in a highly prominent location visible from the A739 and A374 both of which are dual-carriageway roads.

Nearby occupiers include Screwfix, GO Outdoors, KF Kitchens, GSF Car Parts and The Gym Group.

DESCRIPTION:
Trade counter / Retail unit formerly a tile shop and currently a bed sales show room that is relocating to adjacent premises. The sales retail area is fitted with a suspended ceiling grid incorporating fluorescent lighting, variety of partition walls which could be removed to a new tenants requirements.

The deceptively spacious sales floor is approximately 20 metres deep and leads through to a storage warehouse with vaulted dual pitch roof with portal frame trusses (minimum eaves 3.83m) and fire exit to the rear. Welfare facilities are located in the warehouse storage area. The unit has single phase power.

Externally, there are four allocated parking spaces within the estate for the unit.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Sales Floor	1,580	146.79
Warehouse	795	73.86
Total	**2,375**	**220.65**

SERVICE CHARGE:
A modest service charge is raised annually which for 2023 was equivalent to £1,287.50+VAT

LEASE TERMS:
The property is available TO LET on a new lease on flexible tenant's FR&I terms, at an initial annual rent of £16,000pa + VAT

BUSINESS:
The established use falls within Class E and B8 .

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 £13,500. 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 B (40).

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

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Email enquiries@listers.uk.com

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