



**CAFE, AIRPORT BUSINESS CENTRE, 10 THORBURY ROAD,
ESTOVER, PLYMOUTH, PL6 7PP
TO LET £15,000pa AT NIL PREMIUM.**

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Estover lies approximately 5 miles to the north of Plymouth city centre and 3 miles north of the A 38 (M 5 accessed via mainly 40 mph dual carriage way roads Nearby occupiers include Hymec Aerospace, Manuplas Barden Corporation, Vospers and MacFarlane Distribution. Airport Business Centre comprises a multi-let B8 warehouse site, which includes a serviced warehousing operation, open storage, office suites and cafeteria.

DESCRIPTION:

Rare opportunity to acquire a trading cafeteria and leisure business at nil premium.

The cafe has direct access from within the building and a separate external entrance. The fit out includes an industrial stainless steel kitchen with extraction, suspended ceilings with a mixture of LED lighting panels and Cat 2 fluorescent lighting. The furniture may be available by separate negotiation.

The WC facilities are shared and are located within the main business centre building.

Plenty of free parking is available onsite (particularly out of hours).

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Floor Area	2,881	267.65
Total	2,881	267.65

LEASE TERMS:

The property is available on conventional leasehold terms at an initial annual rent of £15,000pa + VAT including a service charge contribution. No incoming premium will be charged for goodwill and fittings. Furniture may be available by separate negotiation.

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 £6,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:

The property has been assessed as part of the Airport Business Centre as a whole and was awarded a rating of C (54).

VIEWING AND CONTACT INFORMATION:

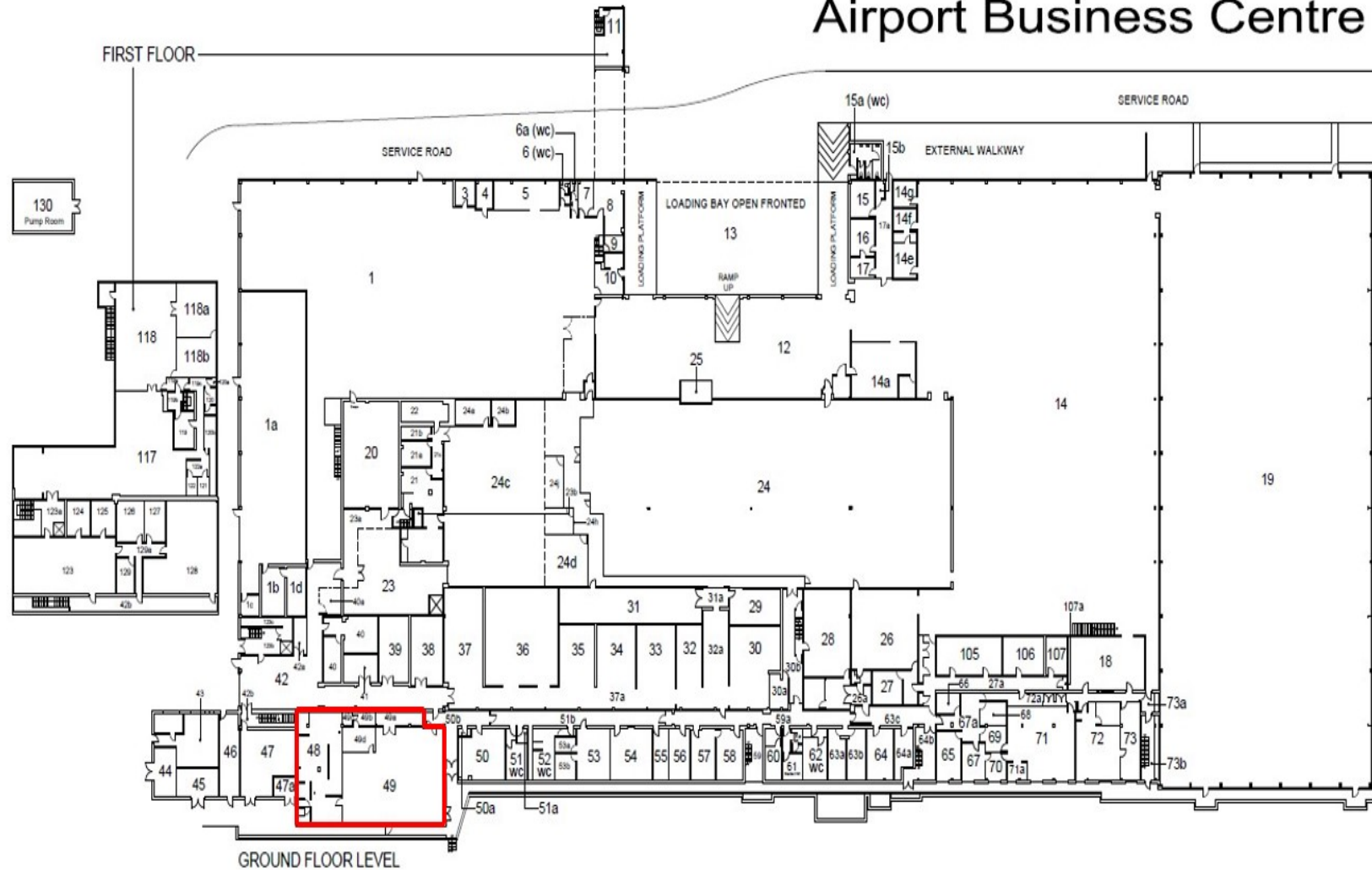
Strictly through Listers. Please contact:-

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Airport Business Centre



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