



14 MANNAMEAD ROAD, MUTLEY PLAIN, PLYMOUTH, PL4 7AA

TO LET £12,000pa intl.excl.

Listers
PROPERTY CONSULTANTS

LOCATION:

Mannamead Road is located at the northern end of Mutley Plain a bustling high street immediately north of Plymouth city centre and enjoys a lively student and local business trade, as well as a retail offer that supplements the covered mall at Drakes Circus. There is a 142 space car park as well as restricted side street parking. Regular buses serve Mutley Plain/ Mannamead Road.

The property is located in the centre of 'Estate Agents Row' with prominent street visibility.

DESCRIPTION:

Mid-terraced premises comprising ground floor open plan offices with fully glazed shop front windows. The front office is fitted with LED panel lights and a variety of spot lights. To the rear there are stairs leading to an office and staff welfare area.

Parking is available for one vehicle in a rear carpark.

SCHEDULE OF ACCOMMODATION:

TOTAL AREA: 374sq.ft / 35sq.m

LEASE TERMS:

The property is available TO LET on new flexible leasehold terms at an initial annual rent of £12000pa + VAT.

AGENTS NOTE:

Upper floors are available should a tenant require additional space. Insurance to be recharged on a percentage split.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs.

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 £12000.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (55).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Andrew Bell
Gareth Forrest

01752 222135

Email enquiries@listers.uk.com





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