



UNIT 2, 15 FROGMORE AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5XH

TO LET £11,500pa

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PROPERTY CONSULTANTS

LOCATION:

Eggbuckland is a relatively affluent suburb of Plymouth, near the geographical centre of the city and just to the north of the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and the motorway network, 35m to the north-east. The city centre is approximately 4 miles to the south and the nearest supermarket is at Marsh Mills, 1.5 miles away.

Eggbuckland Village is mainly residential with a church, pub, fish and chip shop, primary school and places of worship. The property occupies a prominent position by a busy road junction, immediately adjacent to a busy co-op convenience store and a school.

DESCRIPTION:

Comprising part of a detached mixed use building converted to three retail units and two residential flats over.

Internally the layout offers an open office/retail area, with second internal office and staff welfare facilities to the rear. The building sits on a site of just over an acre, which provides tarmac-surface parking for at least 40 cars, including disabled parking.



SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Floor Area	667	61.97
Total	667	61.97

SERVICE & INSURANCE CHARGES (2024/2025):

A service charge of £600pa, is currently levied for external lighting and maintenance of the grounds. The service charge does not include window cleaning. The insurance charge is £280pa.

LEASE TERMS:

Available to let on new conventional tenant's FR&I leasehold terms (subject to surrender), at an initial annual rent of £11,500 + VAT, subject to term/covenant.

USE:

Retail uses falling within Class A1-3 (E). The unit is not suitable for hot food takeaway use.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party is 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 £8,600. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The EPC rating for this property is A (23).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Ifan Rhys-Jones

01752 222135

Email enquiries@listers.uk.com

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