



GROUND FLOOR RETAIL PREMISES
47 Devonport Road, Stoke, Plymouth PL3 4DL

Summary

- Ground Floor self contained retail shop
- 223ft² / 21m²

Location

Stoke is an affluent suburb 2 miles west of Plymouth City Centre and adjacent to HM Devonport the largest Naval Base in Western Europe. The remainder of the surrounding area is mainly residential.

Description

A self-contained ground floor premise in the heart of Stoke Village, currently Shadez Away Tattoo who are relocating to larger premises.

Front of house reception area, providing window frontage to Devonport Road. To the rear of the premises there is a WC.

Accommodation

	m ²	ft ²
Shop/office	18	188
Storage	2	24
WC	1	11
<hr/> Total	<hr/> 21	<hr/> 223



Energy Performance

The property has been assessed and awarded a rating of C55.

Terms of Availability (subject to contract)

Available on new lease terms for £6,000per annum, exclusive.

Tenant to contribute £500 towards lease.

Services

Mains Water, Electricity and Drainage are available to the property.

Business Rates

Rateable Value (2023): £4,350

UBR multiplier 2024/25: 51.2p in the £

Planning / Use

The property is suited to A1 Class. Potential for use within Class E considered, subject to planning.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135

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