



**51 MAYFLOWER STREET, PLYMOUTH PL1 1QL**

FOR SALE LONG-LEASEHOLD £260,000 / TO LET £20,000pa

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Just off Armada Way, the principal pedestrianised shopping street, linking Drake Circus Shopping and Leisure to the City's train station, Mayflower Street is a bus route and is right next to the University. It enjoys lively footfall with day-time and evening trade.

**DESCRIPTION:**

Two storey, post war, mid-terraced, self-contained retail/restaurant unit with fitted commercial kitchen.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Ground Floor	771	71.63
First Floor	646	60.02
<b>Total</b>	<b>1,417</b>	<b>131.65</b>

**TENURE / LEASE TERMS:** (subject to contract)

The property is available TO LET on new conventional tenant's FR&I leasehold terms at an initial annual rental price of £20,000pa + VAT.

Our clients' LONG-LEASEHOLD interest is also available at £260,000 + VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is split over the two floors: Ground floor £17,750; First floor £6,500. To find out how much 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 (39).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**

**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

