



REAR OF 58-64 EMBANKMENT ROAD, PLYMOUTH, PL4 9HY

TO LET £23,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Plymouth is one of the largest regional centre in the south west with a population of approx 250,000 and is the nearest conurbation to Tavistock the South Hams and south east Cornwall.

The property is situated beneath 58-64 Embankment Road occupied by Machine Mart Accessed from Embankment Road into Tintern Avenue and left into Embankment Road Lane South.

DESCRIPTION:

The property comprises the lower ground floor of a two storey building and is arranged largely open plan with concrete pillars. Internally the property has a concrete floor and provides WC.

This lower ground floor warehouse storage area comprises approx 6,467sqft /601sqm. The premises are of partially restricted height space (1.70m/557"ft lowest). Folding loading bay doors (2.44m height max) by 3.96m wide. Pedestrian access via stairs direct to Embankment Road.

Externally there is a loading bay providing access and two allocated parking spaces.

LEASE TERMS:

The property is offered to let on flexible leasehold terms at an initial rent of £23,000pa. Each party will bear their own legal costs.

VAT:

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

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £19,750. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

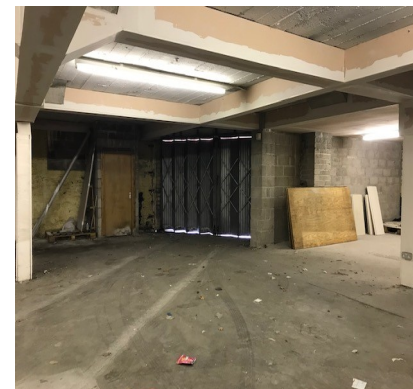
Not applicable due to being a bare warehouse consuming no heat/cooling energy.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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Leigh Robinson

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Email enquiries@listers.uk.com



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