



**5 BEAUMONT ROAD, ST JUDES, PLYMOUTH, PL4 9BA**

**TO LET £12,000 NO VAT!**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Beaumont Road lies immediately to the west of the 60,000 sqm Drake Circus covered mall shopping centre and the University of Plymouth. It therefore enjoys a lively city centre trade and footfall, particularly from the student population. The property is on the north side of the street directly opposite Tesco Metro.

Nearby occupiers include Sainsburys, Nash & Co, Friary Mill and numerous hair & beauty, take-aways and a eclectic mix of retail shops.

**DESCRIPTION:**

Formally the offices of Stay Dry Roofing this prominent site enjoys excellent parking to the rear with allocated off street parking, single garage and double garage. This recently refurbished unit comprises front of house office with double glazed windows, neutrally decorated walls with IT perimeter trunking with network points and power sockets, strip lighting to ceiling and oil radiator providing heating. To the rear a second office with access to the car park provides break out space or second office. A tea point and WC are located off the rear office. The tea point comprises a range of base and wall mounted units and fitted sink with water heater, tiled splash back and modern lights. The unit is fitted with vinyl wood effect flooring throughout.



The garages are fitted with remote controlled electric roller shutter doors and further parking is provided within the car park, which also benefits from gates to provide additional security.

**SCHEDULE OF ACCOMMODATION:**

Total Area: 527sq.ft / 49 sq.m

**LEASE TERMS:**

The property is available by way of a new lease on tenant's FR&I terms at an initial rent of £12,000pa, with a service charge of approximately £500 per annum.

We understand the property is not elected for VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government 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 £8,300. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property has been commissioned.

**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)





**AGENTS NOTE:** Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01