



3 MOLESWORTH ROAD, STOKE, PLYMOUTH, PL1 5LZ

TO LET £8,000pa

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LOCATION:

Molesworth Road is located within a popular residential area to the west of Plymouth city centre in a popular residential suburb of Stoke. Opposite Victoria park which is approximately 1 mile from Plymouth City Centre. This location is popular with a range of local independent tenants and small business. Local businesses include: Annterior, Amigos Coffee House, The Millbridge Inn, C&R Lampshades and a range of upcycling and independent traders.

DESCRIPTION:

This mid-terrace retail shop, occupies the ground and lower ground floors of a Victorian building. The ground floor offers retail space with tea point to the rear, suspended ceiling and fully glazed window fronting Molesworth Road. To the rear of the unit, there are stairs leading down to the lower ground floor storage facilities and cloakroom.

The property will undergo a light refurbishment, both internally and externally, which will include new LED lighting.

SCHEDULE OF ACCOMMODATION: (Gross internal Area)

Total Area: 620 sq.ft / 58 sq.m

LEASE TERMS:

Available from January 2026, on new tenant's FR&I leasehold terms, at a rental price of £8,000pa.

VAT:

All the above rentals are quoted exclusive of 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 which shows that the current rateable value is £4,700. To find out how much business rates will be payable there is a business rates estimator service.

ENERGY PERFORMANCE CERTIFICATE:

The rating for this property is to be assessed.

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

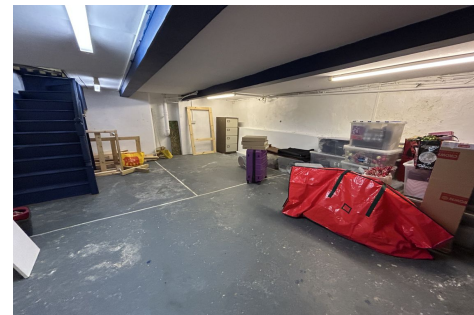
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

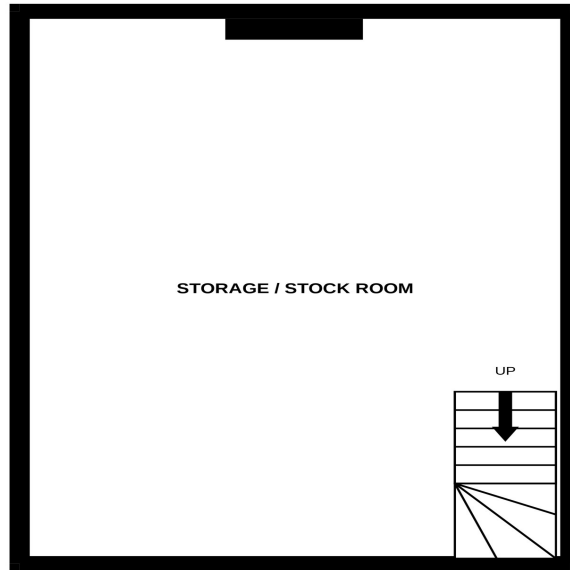
Leigh Robinson

01752 222135

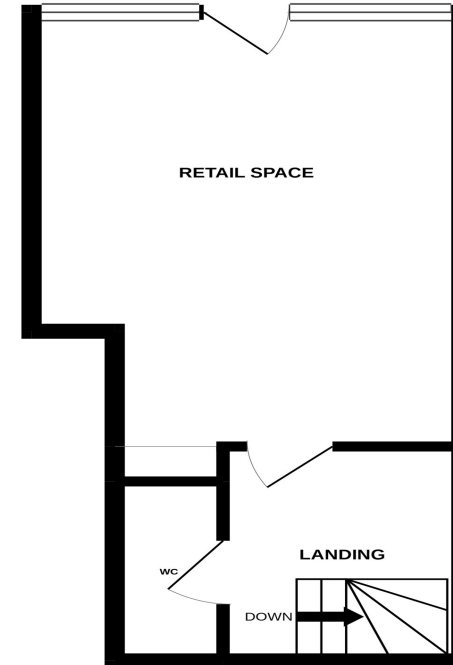
Email enquiries@listers.uk.com



BASEMENT



GROUND FLOOR



Floor Plans for Reference Only Not to Scale

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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