

Cornwall | Devon | Somerset | Bristol



To Let

£12,995 pax

Unit 1, 69 Upland Drive, Plymouth, Devon, PL6 6BE

890 Sq Ft (82.7 Sq M)

Summary

- Retail property
- Popular neighbourhood parade
- Customer car park
- Free parking to front
- Loading access to rear
- Would suit a number of uses (STPP)

Location:

Unit 1 is situated at the end of a parade of shops in the popular residential area of Derriford. The other units are occupied for various uses including convenience store, chiropodist, takeaway, beauty salon and tattoo parlour.

Description:

End of terrace property in a popular neighbourhood parade, most recently used as a drama studio but formerly a hair salon. The unit is predominantly open plan with a staff break out room/kitchenette and WC to the rear. There is loading access at the back of the property from the rear yard and a customer car park adjacent to the parade with unrestricted car parking to the road in front.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	82.7	890

Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (60).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,250. Therefore making the approximate Rates Payable £7,111 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs.

VAT:

We are advised the property is elected for VAT and will therefore be chargeable on all outgoings.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





CONTACT THE AGENT

Joanne High

Tel: 07525 984443 Email: jhigh@vickeryholman.com

Carys Makelis

Tel: 07841 150716 Email: cmakelis@vickeryholman.com

• Plymouth Office

Plym House, 3 Longbridge Road, Plymouth, Devon, PL6 8LT



ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy greement. Please refer to viteasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the loyment of Vickery Holman has any authority to make or give any representation or this property.

