



**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)

	sq m	sq ft
<b>Total</b>	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](http://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.

[Contact](#) 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:

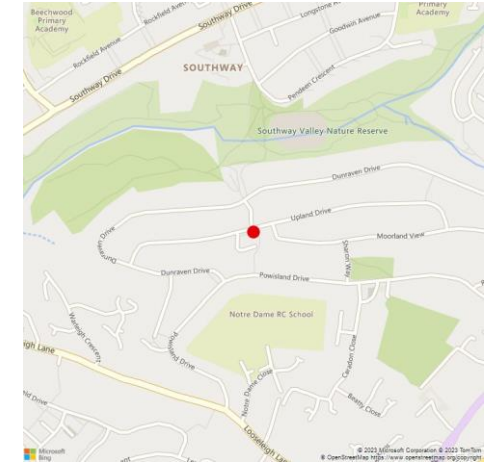
We are advised the property is elected for VAT and will therefore be chargeable on all outgoings.

## 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

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