

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£12,500 pax

Ground Floor And Basement 24-26 Mannamead
Road, Plymouth, Devon, PL4 7AA

768 Sq Ft
(71.3 Sq M)

Summary

- Retail/office unit
- Lower ground floor ancillary storage
- To be handed over in 'white box' condition
- Prominent position just off Mutley Plain
- New lease

Location:

The property is located on Mannamead Road at the Northern end of Mutley Plain. Nearby occupiers include Connells, Fox & Sons, Plymouth Homes and Hindhead Property to name but a few.

Description:

Currently undergoing refurbishment internally and externally, the ground floor retail unit with lower ground floor ancillary storage will be provided in white box condition ready for tenant fit out. The property would suit a number of uses (STPP) including retail and office.

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 | 71.3 | 768 |

Service charge:

A service charge will be levied for the upkeep and maintenance of the communal and external areas of the building.

Services:

We understand that mains electricity, gas, 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 (59).

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

Terms:

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 fees in relation to this transaction.

VAT:

We are advised that the property has not been elected for VAT.

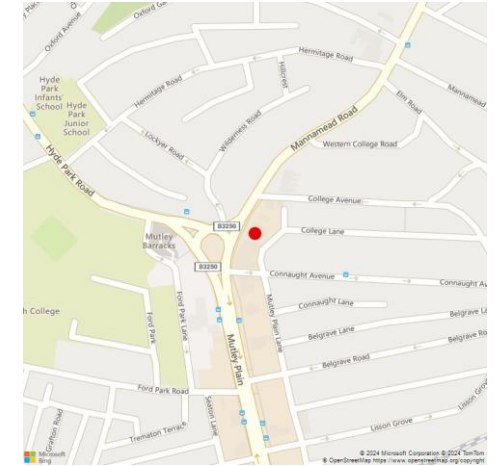
Code for leasing business

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