

# Plymouth

Marsh Mills, Plymouth Road,  
Crabtree, Plymouth PL3 6RL

## Shop To let

on behalf of

**Sainsbury's**



Rental offers in the region of  
**£ 27,500 pa**



Size  
**1,844 sq ft**



Location

**The property occupies  
a prominent location  
adjacent to the  
Sainsburys Superstore**



Planning

**Class E of Town and  
Country Planning (Use  
Classes) Order 2020**

## Get more information

**Chris Wright**

+44(0)7974 359210

[chris.wright@avisonyoung.com](mailto:chris.wright@avisonyoung.com)

**Erin Davies**

+44 (0)117 9885232

+44 (0)7818017075

[Erin.davies@avisonyoung.com](mailto:Erin.davies@avisonyoung.com)

**Sue Ferman del**

+44(0)117 9885228

[sue.fermandel@avisonyoung.com](mailto:sue.fermandel@avisonyoung.com)

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## Location

Plymouth is the largest city in Devon and Cornwall and one of the largest retail centres in the south-west with a residential population of approximately 250,000. The city is situated on the eastern bank of the Tamar Estuary and served by rail and ferry links to destinations nationally and European.

The property is adjacent to the 50,000 sq ft Sainsbury's store at Marsh Mills and adjacent to the A38 and Plymouth Road providing easy direct access to the City Centre.

## Description

The premises are arranged over ground floor only providing the following approximate internal floor areas.

Floor	Area (sq m)	Area (sq ft)
Ground Floor	161	1,731
Display Case	10	107

## Tenure

Available by way of a new lease on effectively a full repairing basis for a term to be agreed subject to rent reviews at 5-year intervals.

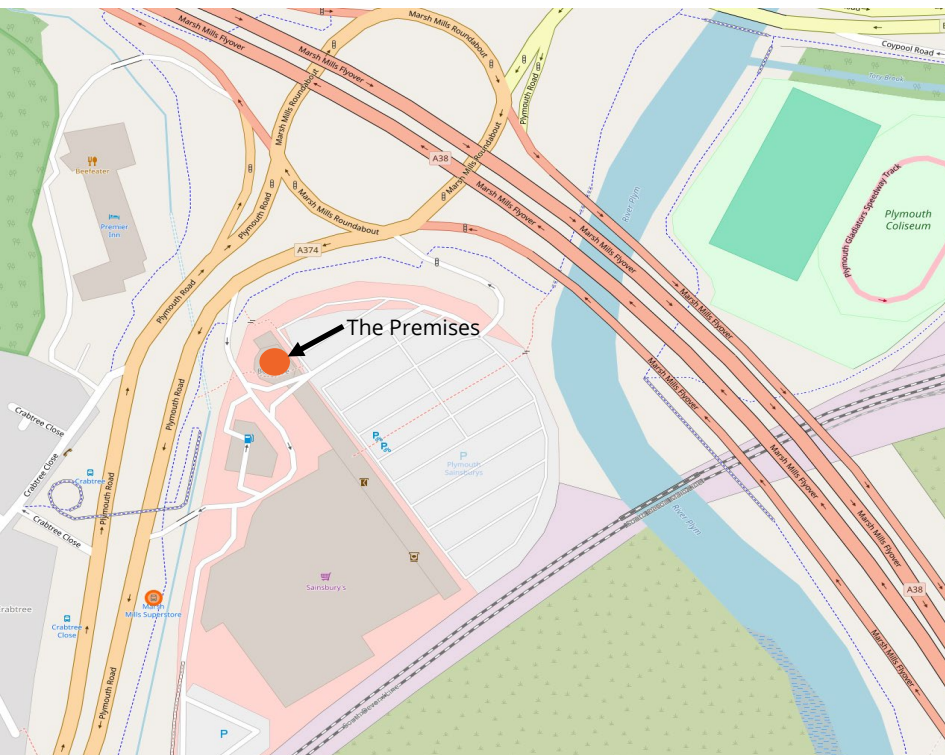
## Rental

Rental offers in the region of £27,500 pa are invited.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020 (as amended).

**Interested parties should carry out their own due diligence in this regard.**



## Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£23,750
UBR (2023/2024):	£49.9p

**Interested parties should carry out their own investigations.**

## Service Charge

The property attracts an annual service charge, details of which will be confirmed.

## EPC

The premises have an EPC rating of B41. A copy of the certificate is available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

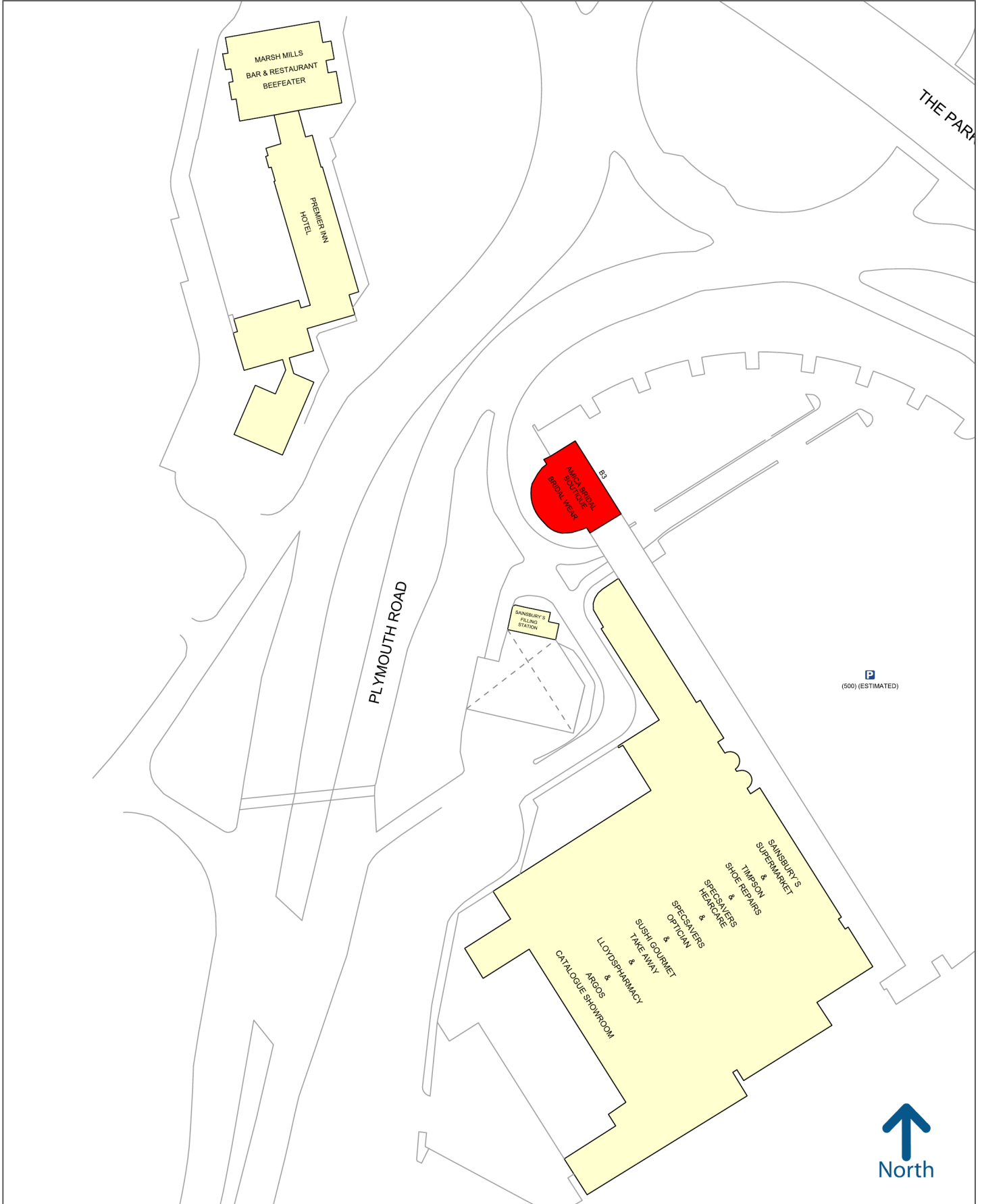
The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Properties](#)

February 2024  
Subject to Contract

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50 metres

Experian Goad Plan Created: 01/02/2024  
Created By: Avison Young



**Chris Wright**  
+44 (0)117 9884254  
+44 (0)7974 359210  
[Chris.wright@avisonyoung.com](mailto:Chris.wright@avisonyoung.com)

To find out more,  
scan the QR code



**Erin Davies**  
+44 (0)117 9885232  
+44 (0)7818017075  
[Erin.davies@avisonyoung.com](mailto:Erin.davies@avisonyoung.com)

**Sue Fermandel**  
+44 (0)117 988 5228  
[Sue.fermandel@avisonyoung.com](mailto:Sue.fermandel@avisonyoung.com)

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