



To Let

Unit 1, Zone E, Vision,
Chapel Street, Devonport,
Plymouth, PL1 4DU

Prominent location

Modern looking retail unit

69.1 sq m (743 sq ft)

Dedicated parking available

Asking rent £11,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

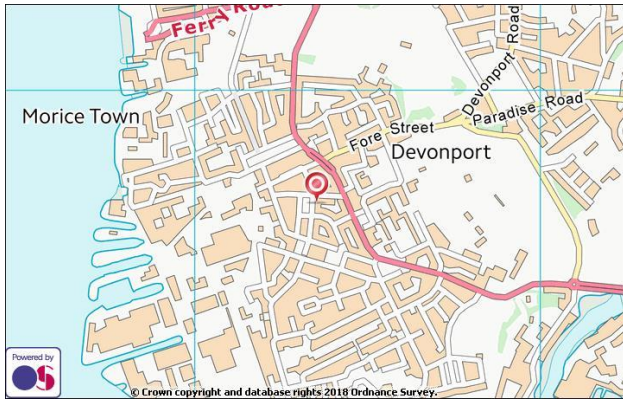
(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

Or Monk & Partners 01752 255522

johns@monkandpartners.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West serving a population of approximately 250,000 inhabitants. The city is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible via the main A38 running through the heart of the city into Cornwall over the Tamar Bridge, or east to the M5 motorway at Exeter to Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail and ferry links to destinations nationally and European.

The units are located on Chapel Street. The surrounding area is in mixed commercial and residential use. The units are within the Devonport Regeneration area comprising a large development containing both affordable residential and retail units. A high proportion of the residential units in the locality are Local Authority housing.

The unit comprises of a ground floor retail unit fitted out with suspended ceilings and integral lighting, heating and aluminium double glazed shop fronts. The unit has its own dedicated car parking space located to the rear and there are additional visitor parking spaces in front of the parade.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit 1: 69.1 sq m 743 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms at an annual rental of £11,000 PAX.



Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £8,400. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is A (21)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13182

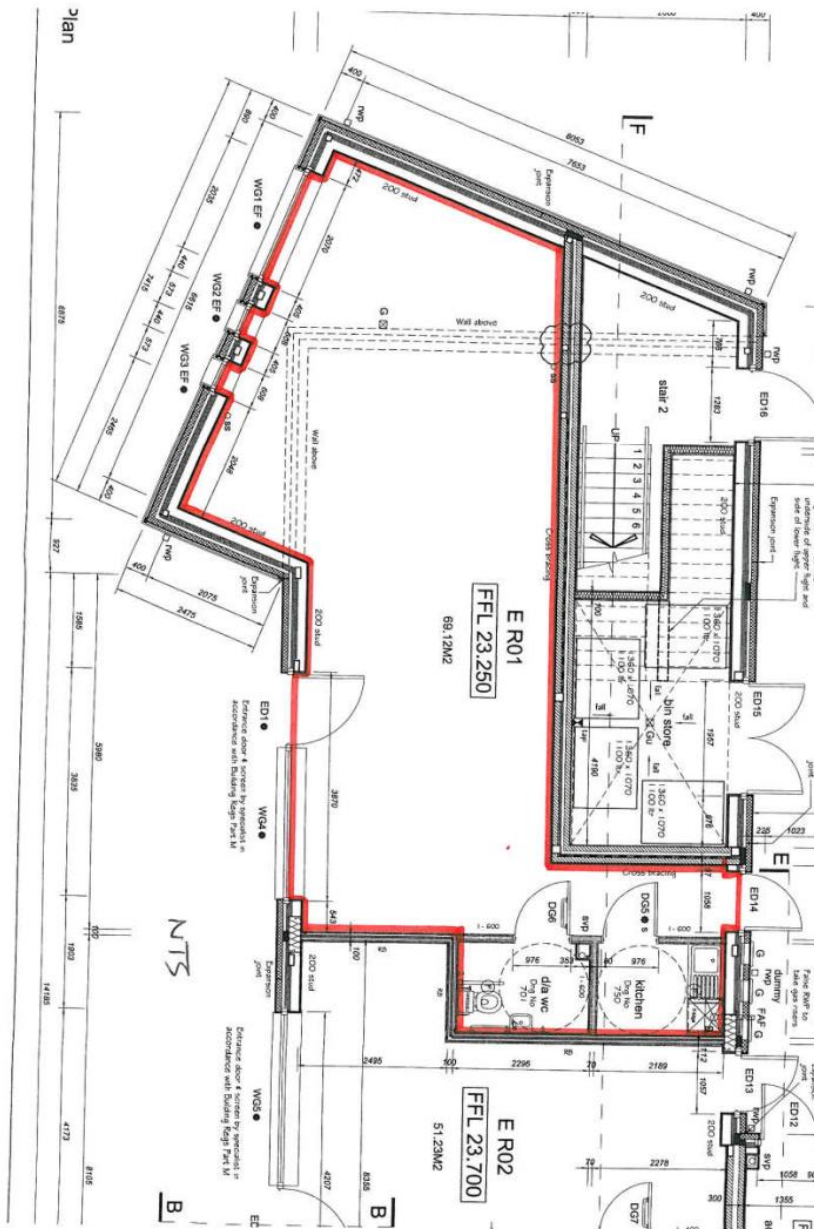


Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without 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 each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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