



To Let

8 Hooe Road, Plymouth,
PL9 9RG

Ground floor retail unit

Ground floor area: 77sqm (829 sq ft)

Communal parking

Rent incentives on offer

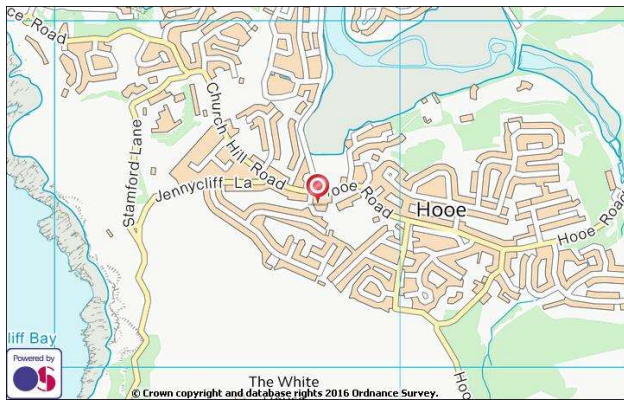
Asking Rent: £10,000 per annum.

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

The City of Plymouth has developed into the principal conurbation within Devon having a population in excess of 250,000 inhabitants. It provides a comprehensive range of retail, business and leisure amenities, together with employment opportunities. It also has a noted Naval Port and Dockyard, as well as the benefit of a railway station on the Penzance to Paddington main line, and a cross channel ferry terminal.

The unit is situated within the Plymstock suburb of Plymouth approximately 4 miles by road to the south-east of the city centre. The immediate area by the property is a mixture of commercial and residential. Plymstock was developed after the 2nd World War and remains popular as a place to live because of its convenient location within easy commuting distance to Plymouth City Centre and close location to the sea and coastline.

The property is located on Hooe Road, the main thoroughfare between Plymouth and Turnchapel.

The premises comprise of a ground floor retail unit with staff facilities located to the rear. Parking is situated to the rear of the residential block and accessed via Hooe Road.

Accommodation

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

Ground Floor: 77 sq m 829 sq ft

Tenure

The premises are available by way of a new lease drawn on equivalent full repairing and insuring terms. The quoting rental is to be £10,000 per annum.



Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £8,200. 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 C (68)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

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.

Ref: 10599 March 2024



Plymouth Office

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