



# To Let

1 Weston Park Road,  
Peverell, Plymouth  
PL3 4NS

Ground floor retail unit with rear ancillary

Prominent neighbourhood location

Sales Area: 38.6 sq m (415 sq ft)

Rent: £7,500 pax

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest commercial centres in the South West with a residential population of approximately 250,000, which is expected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border of Cornwall in the picturesque County of Devon and is easily accessible with the main A38 running through the heart of the City west into Cornwall via the Tamar Bridge or east to the M5 at Exeter, Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail, flight and ferry links to destinations nationally and European.

The subject premises are located in the popular suburb of Peverell. Primarily, this is a residential catchment although the subject premises are located on the periphery of the thriving local shopping parade of Hyde Park.

The property is prominently located on Western Park Road near to its junction with Hyde Park Road and comprises a ground floor retail unit with rear store and WC. Externally, at the rear of the premises there is a small concrete surfaced yard.

## Accommodation

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

Sales Area	38.6 sq m	415 sq ft
Rear Store	10.5 sq m	113 sq ft
Total	49.1 sq m	528 sq ft

## Tenure

The premises are available by way of a new lease drawn on equivalent full repairing and insuring terms. The annual rental is £7,500 PAX.

## Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £6,600. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is C(71)

## 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: 14042 (Jan 2024)



### Plymouth Office

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