



To Let

4 Mannamead Road,
Plymouth, PL4 7AA

Prominently located double fronted retail premises in a prime location

Ground, basement and first floor space

Total unit size 183.73 sq m / 1977.66 sq ft

Four parking spaces to the rear

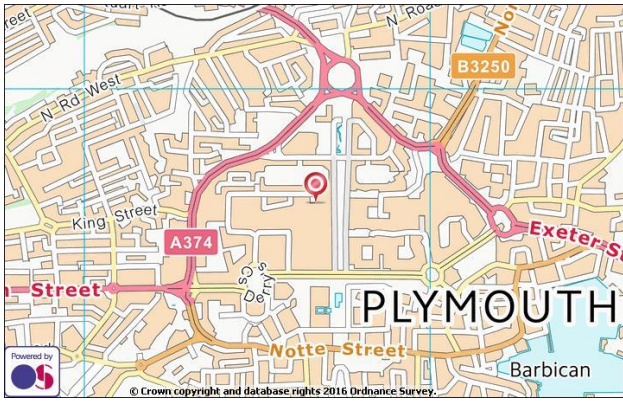
Asking rent £17,000 per annum

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

A well located substantial double fronted retail premises offering sizeable space arranged over 3 levels. Open plan sales area, basement with a number of storage rooms and a first floor with offices, kitchen and WC.

Accommodation

| | | |
|----------------------|------------|--------------|
| Ground floor: | 80.04 sq m | 865.42 sq ft |
| First floor offices: | 48.87 sq m | 526.03 sq ft |
| Basement: | 54.82 sq m | 585.14 sq ft |



Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £17,000 pax.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £24,000. 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 E(117)

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: 14731 (April 2024)



Plymouth Office

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