



# For Sale

Unit 2 Ridgeway Walk  
80 Ridgeway, Plympton,  
Plymouth, PL7 2AL

Ground and first floor retail investment

Prominent High street position

Currently let for a term expiring in April  
2026 at a contractual rent of £24,000 pax.

Sales Area: 141 sqm (1,520 sq ft) with first  
floor of 99.22 sqm (1068 sq ft)

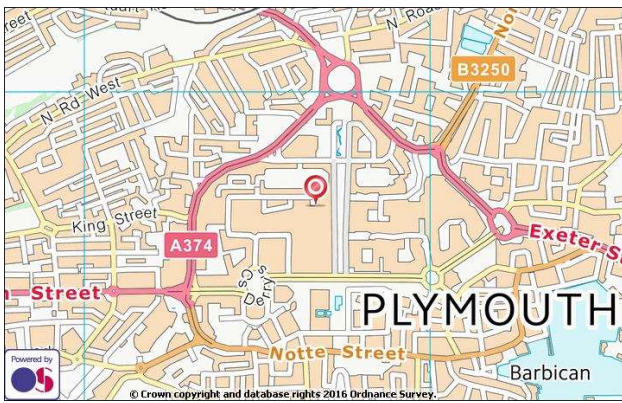
Asking Price: £225,000

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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## Location & Description

Plympton is a popular Devon town located about 2 miles east of Plymouth, benefitting from good road communications, being situated on the A38 trunk road which links directly onto the A30 and M5 motorway. The property occupies a prominent location adjacent to the PDSA and Peacocks. The Ridgeway is the principal retailing pitch at Plympton and multiple retailers nearby include the likes of Boots the Chemists, Iceland, Coop, Card Factory, Santander, Hays Travel, Corals, Well Pharmacy and many other independent traders.

The ground floor accommodation comprises of one large open plan area with a staircase to the first floor at the rear. The upper floor provides further storage, office and workshop accommodation along with staff welfare areas.

## Accommodation

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

Net Internal Width	6.53 m	21 sq ft
Shop Width	6.4 m	20.9 sq ft
Shop Depth	20.7 m	67.1 sq ft
Retail Sales Area	141 sq m	1,520 sq ft
First Floor	99.22 sq m	1,068 sq ft
Total:	240 sq m	2,588 sq ft

To the rear of the property there are two parking spaces included within the ownership of the property.

## Tenancy

The premises are currently occupied on a 10 year full repairing and insuring lease at an annual rental of £24,000 pax to Mr Lee Stevens. The current lease expires 20<sup>th</sup> April 2026. The current owner has agreed to a rent concession to £20,000 pax until the lease expiry.

## Rateable Value

We understand that the property is currently shown in the 2023 Rating List as having a rateable value of £27,000. 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).

## Tenure

Our clients are willing to sell their freehold interest in the building for £225,000 subject to the existing tenancy.

## Energy Performance Certificate (EPC)

An EPC has been commissioned and further information will be available shortly.

## VAT

We have been informed that this property is now not elected for VAT, therefore no VAT will be charged on the purchase price. 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

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange. 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: 14461 CRY (July 2024)



### Plymouth Office

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