

stratton
creber
commercial

property consultants



To Let

7 Dean Hill, Plymstock,
Plymouth, PL9 9AA

Ground floor retail unit

Prime location in busy shopping centre
parade

Retail sales area 90.71 sq m (976 sq ft)

Rent from: £18,000 PAX

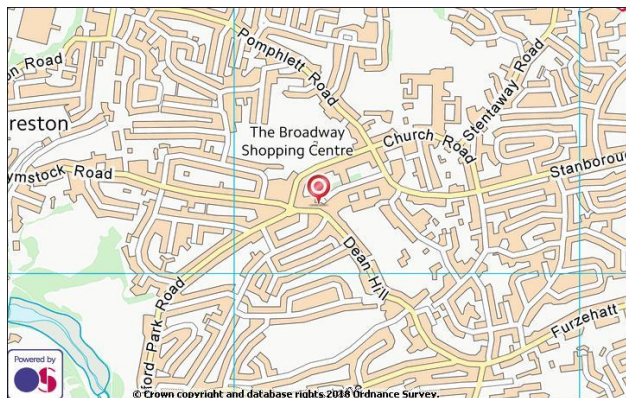
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

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strattoncrebercommercial.co.uk



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.

Plymstock is an important suburb of Plymouth and located some 3 miles west of the city centre. The district population is approximately 30,000 people.

The premises comprise a rectangular shaped retail unit with WC and storage areas to the rear. There is a rear door where the unit can be serviced from the rear lane.

Accommodation

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

| | | |
|--------------|------------|-----------|
| Sales area | 90.71 sq m | 976 sq ft |
| Shop width | 5.31 m | 57 sq ft |
| Shop depth | 17.74 m | 191 sq ft |
| Net frontage | 5.32 m | 57 sq ft |

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms off an asking rent of £18,000 pax.



Rateable Value

The unit is assessed under the 2017 rating list as having a rateable value of £15,250.

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 this premises is C (72)

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: 12263



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:

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- 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;
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