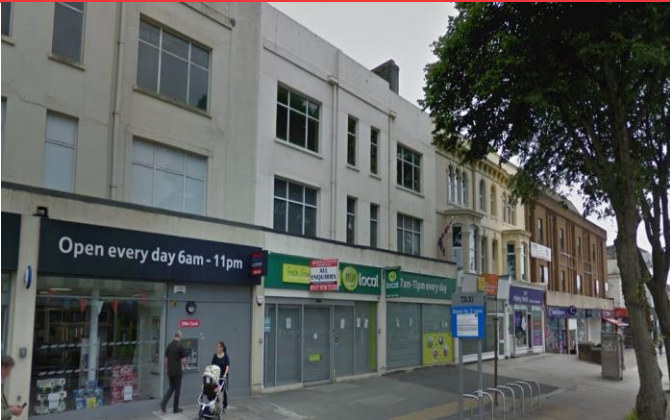




ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



LARGE RETAIL UNIT TO LET

**79/81 MUTLEY PLAIN, PLYMOUTH,
PL4 6JJ**

**Ground Floor Sales Area
370.20 sq m (3,983 sq ft)**

Location

The subject premises occupy a prime location within the popular suburb of Mutley Plain located adjacent to **Tesco Express**. Other occupiers in the vicinity include **Superdrug, Cancer Research, Costa Coffee and Pizza Hut** as can be seen from the attached extract.

Description

The premises comprise a retail unit arranged over ground floor and basement levels former part of a larger building arranged over four levels.

Accommodation

Ground Floor Area	246.2 sq m	(2,650 sq ft)
First Floor Ancillary	92.9 sq m	(1,000 sq ft)

These areas have been supplied by a third party and have not been verified by us.

Lease

Available by way of a new sublease expiring 24th June 2024 without further review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954. Longer term by negotiation.

Commencing Rental

£30,000 per annum exclusive of Business Rates and VAT.

Rating Assessment

Rateable Value (2010) £56,500
 Rateable Value (2017) £39,000
 Rate in £ (2018/2019) 48.0p
 Rates Payable £22,745.25

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year and each subsequent year until April 2022 following the rates revaluation.

EPC / Floor Plans

Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the sole retained agent:-

Barry Muggridge

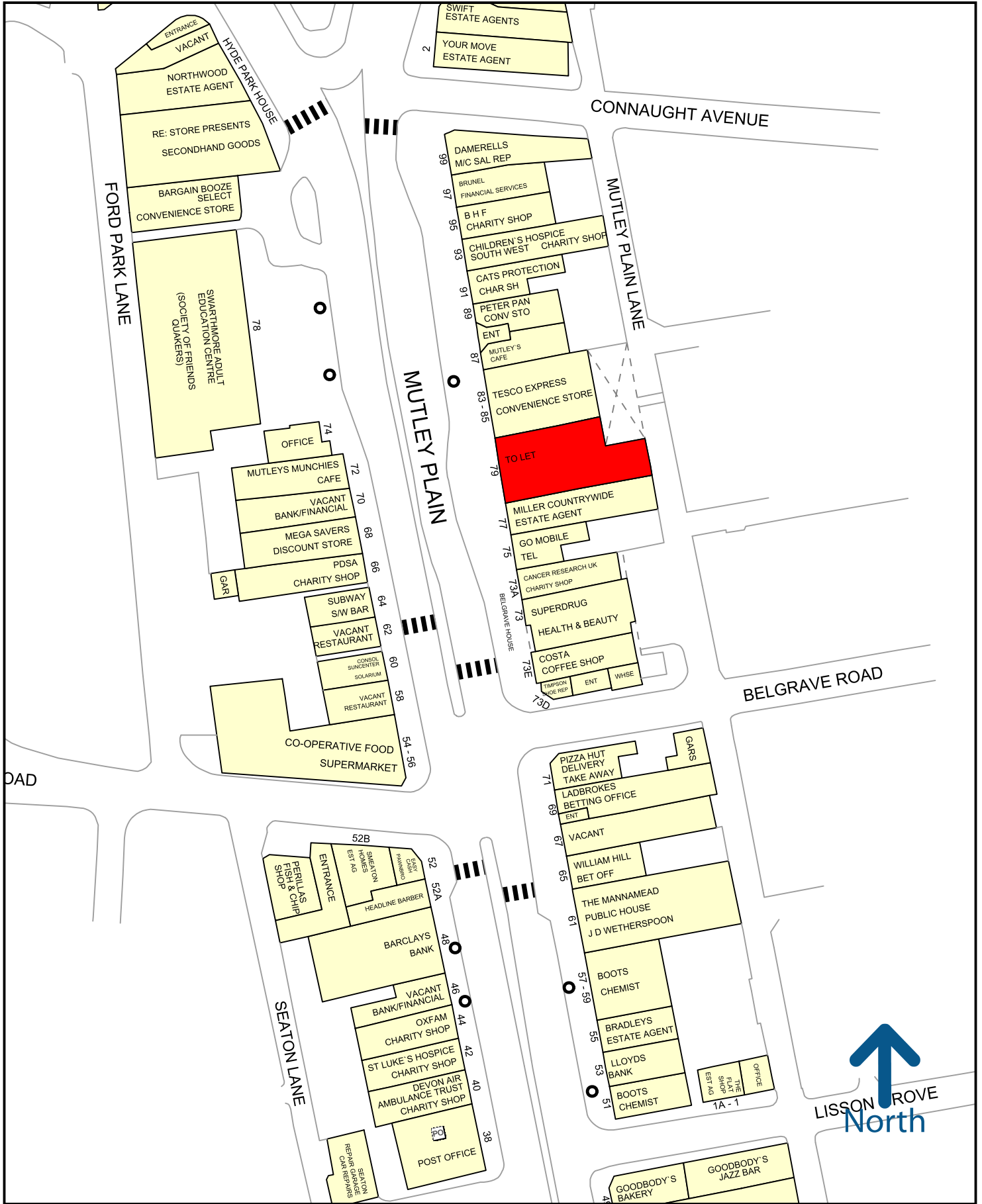
Rowley Hughes Thompson LLP

Direct Tel: 0117 970 7534

Email: barrym@rhtretail.co.uk

Date prepared March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

Experian Goad Plan Created: 19/07/2016
Created By: RHT

