

VACANT RETAIL SHOP PREMISES DEVONPORT, PLYMOUTH, DEVON, PL2 1AL

- Vacant retail shop unit
- Lock-up premises [approx. 60m²]
- Well appointed open fronted sales shop
- Two stockrooms, WC and rear garden area
- Use Class E
- Suit variety of trades and uses
- New lease available with flexible terms
- Viewing recommended



These vacant retail premises occupy a prominent main road trading position in Albert Road which services the densely populated residential and commercial area of Devonport in Plymouth. It is conveniently located only a short walk from the main access points to Babcock International Group at HM Devonport Royal Dockyard. There are a full and varied selection of businesses represented nearby and these include pubs, takeaways, convenience stores, hairdressers, a café and laundrettes etc., all of which combine to serve the surrounding commercial and residential areas.

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up and occupy the ground floor of a period terraced property. In brief, they comprise a well appointed double fronted sales shop with two rear stockrooms and a staff toilet. Also to the rear is an enclosed garden and yard area. It is felt that the unit would lend itself to a variety of trades and uses, subject to any necessary consents. A new lease is available with flexible and realistic terms. An early viewing appointment is recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [Total area approx. 60m²]

SHOP UNIT A well appointed double fronted shop unit.

TWO STOCKROOMS

STAFF WC

OUTSIDE To the rear is an enclosed yard and garden area.

SERVICES We understand that all mains water, electricity and drainage are available to the property.

THE BUSINESS

TRADES AND USES

This **VACANT HIGH STREET RETAIL PREMISES** are located in a prominent trading position in Albert Road, a busy secondary retail shopping area which services the needs of this large and popular residential and commercial area of Plymouth.

The unit benefits from **USE CLASS E** and would lend itself to a **VARIETY OF TRADES AND USES** subject to any necessary consents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

TENURE We understand that the premises are offered with a new commercial lease, the length of which is negotiable. Our client will consider realistic rental proposals and potential rent-free periods for the right prospective purchaser. For fuller details please contact the agents.

ALTERNATIVELY: Our client will also consider disposing of the property on a **FREEHOLD** basis. For fuller details and a price guide, please contact the agents.

Price :: Freehold : Offers Invited SOLE AGENTS

Price :: Leasehold : Offers Invited SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

