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## IMPRESSIVE VACANT RETAIL/OFFICE PREMISES 81 NORTH HILL, PLYMOUTH, DEVON, PL4 8HB

- Valuable vacant retail and office unit [approx. 28sqm total]
- Prominent corner trading position
- Well appointed shop unit with staffroom and WC
- Use Class E, suit variety of trades and uses
- New lease available with flexible terms
- Viewing recommended



This impressive retail and office unit is located in a prime trading position directly fronting on to Plymouth's North Hill, being one of the main access routes into the city centre, which is only a short walk away. The unit is located within close proximity of Plymouth's expanding university campus. North Hill is arguably one of the city's most popular areas for students with numerous halls of residence within walking distance, together with a countless selection of flats, bed-sits and private student accommodation nearby. North Hill is also renowned as being a professional and commercial area with a number of long established firms of solicitors, accountants, surveyors, estate agents, letting agents etc. consequently, the unit is felt to be suitable for a variety of trades and uses. Up until recently it was operated as a successful letting agency.

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 comprise a smart, well appointed retail and office area, with staffroom and WC.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

**GROUND FLOOR** [Approx. 28sqm total]

**SHOP/OFFICE AREA** [24sqm] An attractive and well appointed retail/office area with carpet and lighting.

**STAFFROOM** [4sqm]

**SEPARATE WC**

**OUTSIDE** The unit is located a short walk from a pay and display public car park.

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

## **THE BUSINESS**

### **TRADES AND USES**

This **IMPRESSIVE VACANT RETAIL/OFFICE PREMISES** occupies an excellent trading position on North Hill, only a short walk from Plymouth's main city centre and university campus. The unit benefits from **USE CLASS E** and would lend itself to a **VARIETY OF TRADES AND USES** subject to any necessary consents. It has been utilised for a number of years as a successful letting agents.

**PLEASE NOTE:** The Landlord will not consent to the unit being operated as a Vape Shop or Barbers.

**TENURE** We understand that the premises will be offered with the benefit of a new commercial lease the, length of which is to be negotiated, at a commencing rental of approx. £9,000 per annum, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants.

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

**NIL PREMIUM.**

**Price :: Lease : £9,000.00 PER ANNUM**

**Lease Nil Premium**

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.

