



TO LET

GROUND FLOOR, 29B THE BROADWAY SHOPPING CENTRE, PLYMSTOCK, PL9 7AF

GROUND FLOOR: 126.07 SQ M 1,357 SQ FT

LOCATION

Plymstock is a busy suburb of the Plymouth conurbation and situated approximately 3.5 miles east of Plymouth City Centre. The Broadway Shopping Centre provides the principal shopping in this busy suburb, adjoining a **Lidl** Supermarket and provides a mix of specialist and convenience shopping anchored by **Iceland**, **Specsavers** and **Costa Coffee**.

The premises are adjoined by **Timpson** and **St. Lukes' Hospice** whilst opposite **Iceland** and **Boots**

ACCOMMODATION

The approximate net internal floor areas and dimensions: are:

Ground floor	126.07m ²	(1,357ft ²)
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CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Cellan Richards

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Stuart Williams

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

29B, BROADWAY SHOPPING CENTRE, PLYMSTOCK

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£30,000 per annum.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the current year is £6,921.

The insurance premium for the current year is £432.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £26,350

Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to:

[Business rates relief: Small business rate relief - GOV.UK](#)

PLANNING

Each shop benefits from a **Class E planning** consent allowing premises to be used for **retail, financial and professional services, leisure, café/restaurant, offices or medical**, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A Certificated rated D (87) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

SANCTIONS & ANTI-MONEY LAUNDERING CHECKS (AML)

Carter Jonas is required to carry out Sanctions and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement or will be required to supply photo identification and proof of home address, so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.



SUBJECT TO CONTRACT MARCH 2026

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Jonas**

