



RETAIL UNIT
1,530 SQ FT | 142.14 SQM

Price: £275,000
Rent: £25,000 Per Annum

612-614 Wolseley Road
Plymouth
Devon
PL5 1TE

- Busy suburban shopping throughfare
- Fronting major arterial route
- Flexible lease terms
- No VAT

612-614 WOLSELEY ROAD, PLYMOUTH, DEVON, PL5 1TE

The property comprises a mid-terraced double retail unit with plate glass shop front within a two storey building with pitched roof.

There is a rear yard for loading to the property.

The ground floor is arranged as a bank premises with ancillary accommodation including kitchen, staffroom, offices and WC's at first floor level.

Situation

The property is prominently located within the busy shopping throughfare known as St. Budeaux Square fronting Wolseley Road, Plymouth approximately 3.5 miles from Plymouth City Centre on the west side and with excellent access to the A38 Devon Expressway linking with Cornwall (2 miles west) and Exeter (45 miles east).

Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground Floor	1,530	142.14
First Floor	997	92.62
ITZA	1,046	97.17
TOTAL	2627	234.76

Services

It is understood that mains water, drainage, electricity and gas are connected or available to the property.

Terms

A rental of £25,000 p.a.x is sought on a new lease of 5 years or more subject to negotiation.

A Freehold sale of the property may be considered with offers sought on £275,000.

VAT

VAT will not be chargeable on the rental or other outgoings.

EPC

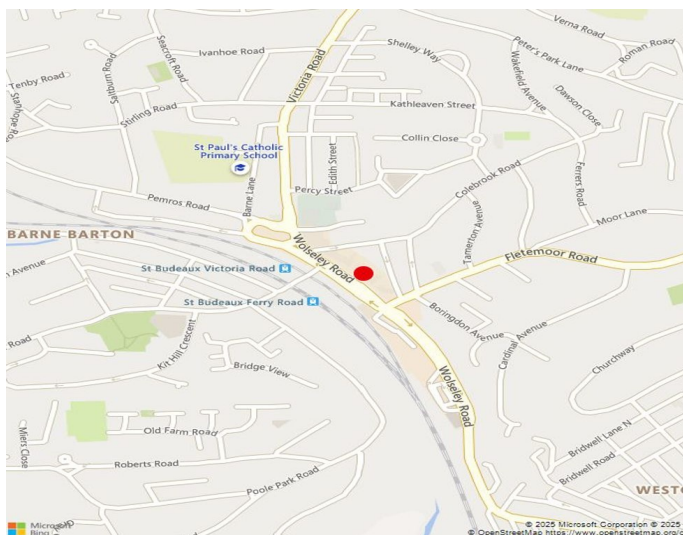
The property currently has an Energy Performance Rating of C63.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Other

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.



Viewing is strictly via prior appointment with the sole agent(s):

Kieran Milner
07851 766445
kieran@monkandpartners.co.uk

John Slade
07770 653516
johns@monkandpartners.co.uk