



RETAIL UNIT

678 SQ FT (62.98 SQM) APPROX

Rent: £14,000 Per Annum

59b Exeter Street
Plymouth
Devon
PL4 0AH

- Prominent arterial route location
- Rear car parking
- Flexible lease terms



59B EXETER STREET, PLYMOUTH, DEVON, PL4 0AH

Description

The property comprises a retail unit extending to approximately 678 sq ft (62.98 sqm), situated on Exeter Street and benefiting from a glazed shop frontage.

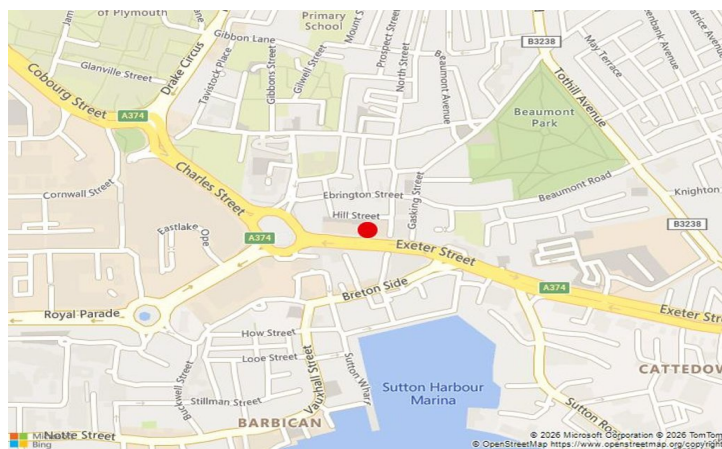
Internally, the accommodation is arranged to provide predominantly open-plan retail space over split levels, with steps leading to the rear sales area. The layout offers flexible accommodation suitable for a range of retail occupiers. The property also benefits from parking to the rear, providing convenient access for occupiers, staff and customers.

The adjoining retail unit may also be available by separate negotiation, presenting an opportunity to combine the premises and create a larger retail offering, subject to availability. In addition, further storage accommodation on the first floor may be available, offering occupiers additional ancillary space if required.

Location

Exeter Street is situated within a well-established mixed-use area of Plymouth, benefitting from a mix of independent retailers, local occupiers, and residential properties. The location provides good access to the city centre, which lies within a short walking distance, along with its wider range of shopping, leisure, and service amenities.

The property is conveniently positioned for access to key arterial routes including the A38, providing connections to Exeter and the wider South West region. Public transport links are also available nearby, with regular bus services operating along Exeter Street and surrounding road.



Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground Floor	678	62.99
TOTAL	678	62.99

Services

We understand that main services electricity, water and drainage are connected or available to the unit.

Business Rates

The property is included in the Rating List as follows:

Rateable Value £8,100

Lease Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£14,000 p.a.x is sought.

EPC

Energy Performance Rating awaited.

VAT

VAT is not currently chargeable on the rental.

Legal Costs

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

Anti-Money Laundering

Under the Money Laundering Regulations 2017, Monk and Partners will require any tenants to provide proof of identity along with any other associated documents prior to the completion of leases.



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

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