



On behalf of NeighbourHub Ltd an Outstanding Coffee Shop or Cafe opportunity in an exciting new build Local Centre Development / Final Unit Remaining / 1 491 sq ft (138.5 sq m)

Sherford West Local Centre, Plymouth, PL9 8FA

TO LET



Monk & Partners

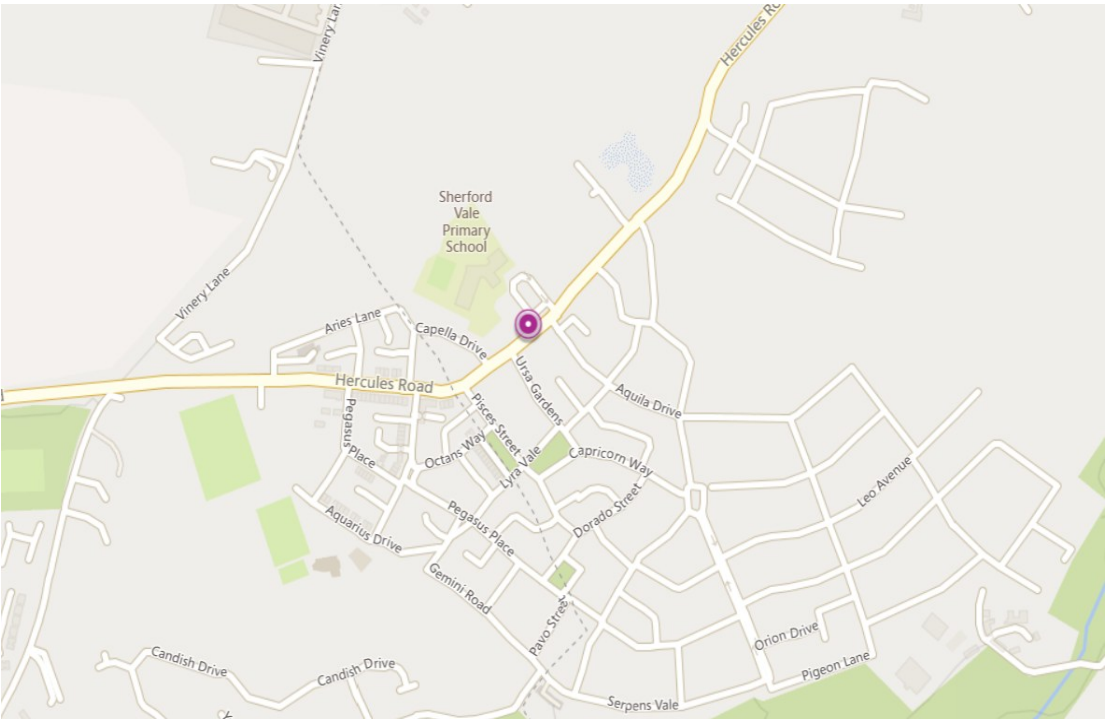
Location

Sherford is one of the South West’s most ambitious new towns, strategically positioned on the outskirts of Plymouth and nestled within Devon’s South Hams district. Sherford is within a short drive to the A38 Devon Expressway linking it with Plymouth’s historic waterfront and busy city centre to the East and Exeter to the West.

The town is bordered by the countryside and lies within easy reach of Dartmoor National Park and the South Devon coastline, including access to the South West Coastal Path.

Sherford is designed to be a self-sustaining town with over 5500 new homes planned across six phases, multiple primary schools, 84,000 sqm of employment and retail space supporting local jobs and services. It currently has over 1500 new homes built and occupied with the next phase of development already well underway.

Sherford West Local Centre will be located adjacent to the main Hercules Road leading into Sherford, housing a convenience store, nursery and three further retail units which are available to let.



Description

Sherford West Commercial Centre is a thoughtfully designed mixed-use development comprising five ground-floor commercial units, set beneath newly built residential apartments. The commercial units will benefit from strong visibility and high levels of pedestrian footfall, supported by nearby amenities including the existing Primary School, a national convenience store, and a national nursery operator. Located in the west of the expanding Sherford community, this scheme offers a rare opportunity for businesses to establish themselves in a vibrant and emerging community.

Construction is scheduled for completion in Summer 2028, with units ready for occupation in the latter part of that year. Four of the five units have already been pre-let, reflecting early interest and demand. The remaining unit is now available and offer flexible accommodation suitable for a range of uses, including a coffee shop/café.

Each unit will be delivered in shell condition, allowing occupiers to fit out the space according to their own operational needs and branding. This approach provides maximum flexibility for businesses looking to create a bespoke environment tailored to their customers and workflow.

The development benefits from a prominent roadside position with good visibility and natural footfall from the surrounding residential catchment and primary school. Each available unit includes one dedicated parking space, ensuring convenience for staff. The architectural design blends contemporary styling with practical layouts, making these units an attractive proposition for both new ventures and established operators seeking a strategic location.

Below is a summary of the units:

Unit	Status	Size (approx.)	Parking
Commercial Unit 1 (Convenience Store)	Let	4,454 Sqft (413.79 Sqm)	Allocated
Commercial Unit 2 (Nursery)	Let	6,003 Sqft (557.69 Sqm)	Allocated
Commercial Unit 3	Available	1490 Sqft (138.42 Sqm)	1 Allocated Space
Commercial Unit 4	Let	1068 Sqft (99.22 Sqm)	1 Allocated Space
Commercial Unit 5	Let	1069 Sqft (99.31 Sqm)	1 Allocated Space

Further Information

Tenure -

The units are subject to a new FRI lease, with a preferred term of 10 or more years with 5 year rent reviews.

- ◇ Rent is available upon application
- ◇ The property will be subject to a service charge, the cost of which is to be confirmed.
- ◇ EPC & Business rates to be confirmed.

VAT -

Vat will be charged on the rent and any additional expenses.

Legal Costs -

Each party is to bear their own legal and professional costs.

AML Regulations -

Monk and Partners are required to verify ID for all clients under The Money Laundering Regulations 2017.

Contact

For further information or to arrange a viewing please contact.

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