Monk&Partners

TO LET



RETAIL/TRADE COUNTER OR OTHER USE

2,936 SQ FT (2936 SQM) APPROX

Rent: £40,000 Per Annum

7-11 Cattewater Road
Cattedown
Plymouth
Devon
PL4 0SE

- Prominent detached building on arterial route
- Car parking for 7 vehicles
- Suit a range of alternate uses (subject to planning)

7-11 CATTEWATER ROAD, CATTEDOWN, PLYMOUTH, DEVON, PL4 0SE

Description
Comprising a single storey building of mainly rendered block construction under a profile steel sheet roof covering The building has a car parking area to the front with 7 spaces.

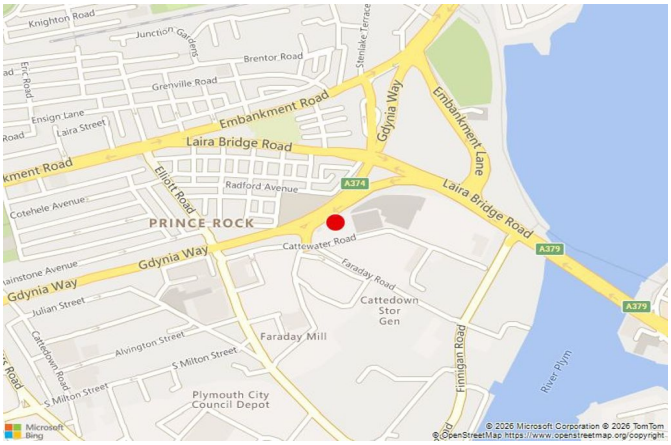
The unit comprises a showroom area with the following specification:
* PVC double glazed windows and entrance door.
* Store with roller shutter access
* Eaves height of 2.37m (approx)
* Concrete floor
* WC

The adjacent car wash site may also be available at an additional rent.

Situation
The property is situated adjacent to Gdynia Way, the main A374/A379 approach to Plymouth City Centre, approximately 3 miles from the Marsh Mills (A38) interchange and 1 mile from the City Centre. The unit is situated adjacent to the established Faraday Mill Business Park and benefits from frontage to the main eastern arterial route into Plymouth.

The property occupies a corner position fronting Gdynia Way to the north and Cattedown Road to the south, and is accessed via a slip road off Gdynia Way when travelling from the Plymstock direction, or via Cattewater Road from other areas of the city.

Adjacent occupiers include Go Outdoors, The Gym Group, GSF and the Faraday Mill Business Park with numerous other trade counter occupiers.



Accommodation
(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground Floor	2,936	272.75
TOTAL	**2,936**	**272.75**

Services
We understand that mains water, electricity and drainage are connected to the property.

Business Rates
The property is currently included in the rating list with a rateable value of £22,750.

Lease Terms
The premises are available on a new lease for a flexible term and drawn on full repairing and insuring terms.

Rent
A rental of £40,000 p.a.x plus VAT is sought.

VAT
All figures within these terms are exclusive of VAT where chargeable. VAT will be chargeable on rents, prices and other outgoings.

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

EPC
The property has an Energy Performance Rating of C60.

Anti-Money Laundering
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):

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Disclaimer: The particulars contents herein are for guidance only and their accuracy is not guaranteed neither do they form part of any contract.