



## Ground Floor Lock Up Shops

# UNITS 1, 2 & 3 ST TERESA HOUSE, BEAUMONT ROAD, PLYMOUTH, PL4 9EA

52.11 sq.m (561 sq.ft), 56.72 sq.m (611 sq.ft) & 76.28 sq.m (821 sq.ft)

- Close to City Centre
- New leases
- Adjacent Tesco Express
- Tenant incentives available
- One shop fitted as hair/beauty salon
- Potentially no rates payable on the available units

# TO LET

## All enquiries

A0595

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222 Fax: 01752 251100

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



# MONK & PARTNERS

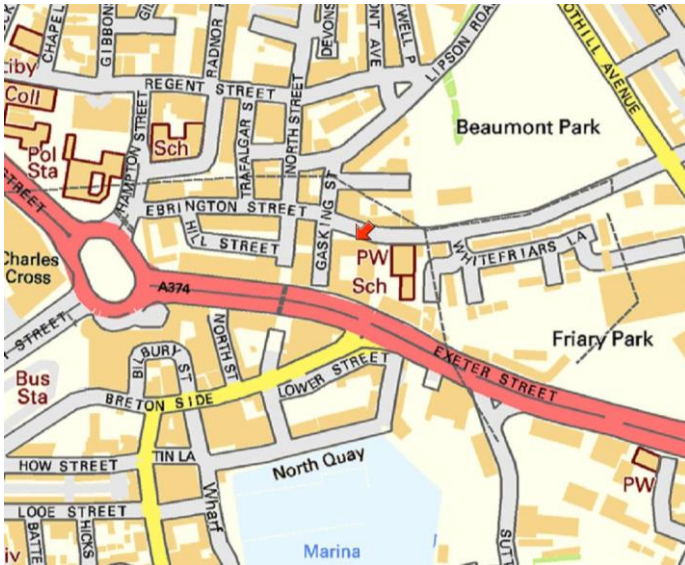
# UNITS 1, 2 & 3 ST TERESA HOUSE, BEAUMONT ROAD, PLYMOUTH, DEVON, PL4 9EA

## LOCATION:

The units are located within a terrace of four ground floor self-contained lock-up shops fronting Beaumont Road and beneath a student accommodation block. One of the units is occupied by Tesco Express.

Two of the units are available in shell format for tenants to fit out to their own requirements and the other is largely fitted as a hair/beauty salon.

Kitchenettes and WCs are fitted within.



## ACCOMMODATION:

(All areas are approximate and measured on a gross internal basis)

Unit 1	76.28 sq.m (821 sq.ft)
Unit 2	56.72 sq.m (611 sq.ft)
Unit 3	52.11 sq.m (561 sq.ft)

## SERVICES:

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

## RATES:

Units 1 & 2:	Rateable Values to be assessed
Units 3:	Rateable Value: £6,100

Under the current business rates system, rates may not be payable.

## PROPOSITION:

The units are available on new leases for a flexible term of years with 3 yearly upward only rent reviews and drawn on equivalent full repairing and insuring terms.

## RENT:

Unit 1:	£12,500 p.a.x.
Unit 2:	£10,000 p.a.x.
Unit 3:	£10,000 p.a.x.

## LEGAL COSTS:

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

## VAT:

VAT is chargeable on rent and other outgoings.

## EPC:

Energy Performance Ratings are available from the agents.



## VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-  
Monk & Partners  
The Crescent  
PLYMOUTH  
PL1 3AB

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E-Mail: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

John Slade BSc MRICS

## Subject to contract

*Monk and partners supports the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:*  
[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**November 2017**