



On the Instructions of Redrow Homes South West

UNIT 2 PARK AVENUE, DEVONPORT, PLYMOUTH, PL1 4FR

110.50 sq.m (1189 sq.ft) approx.

- Prominent location on arterial route
- Retail unit within major new residential development - Vision
- Shell unit ready for occupier fit-out
- Last remaining unit
- Competitive price/rental

FOR SALE or TO LET

A0622

4 The Crescent, Plymouth, Devon PL1 3AB

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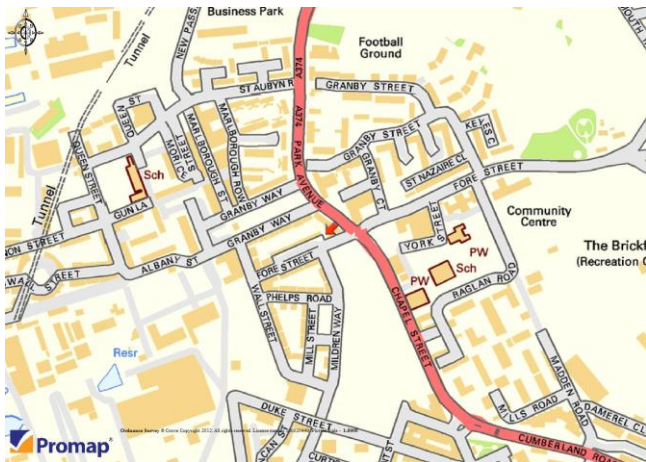
MONK & PARTNERS

UNIT 2 PARK AVENUE, DEVONPORT, PLYMOUTH PL1 4FR

SITUATION:

The unit is situated in a prominent location fronting Park Avenue, Devonport, fronting the main western arterial route out of Plymouth towards Cornwall.

The location serves a substantial residential population of established and new housing as well as being next to the Granby Gate leading into Devonport Dockyard and forming part of the new Vision development.



DESCRIPTION:

The premises comprise one of a terrace of three lock up ground floor retail units with vertical panel double glazed shop front with double door access.

The unit is shell fitted only with the internal fit-out being the tenant's/purchaser's responsibility.

ACCOMMODATION:

Unit 2:
110.50 sq m (1189 sq ft)
Shop width: 12.64 sq m (41 ft 6")
Shop depth: 8.29 sq m (27 ft 2")

SERVICES:

We understand mains water, electricity and drainage will either be connected or available to the units.

RATES:

To be assessed.

SERVICE CHARGE:

There will be a service charge for the property, full details of which are available upon request from the agent.

PLANNING:

We understand that planning permission exists for A1 – A5 uses (with some restrictions). Prospective purchasers/tenants are expected to make their own enquiries in this respect via Plymouth City Council.

PROPOSITION:

The unit is available for sale (long leasehold) or to let with full terms, price and rental available from the agent.

EPC:

SBEM calculations available from the agents.

VAT:

VAT will be charged on the rent and/or purchase price.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction in the event of a sale and a contribution towards the landlord's costs in the event of a letting.



VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

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Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk

Contact: John H Slade, BSc MRICS

SUBJECT TO CONTRACT

Monk and Partners support 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

October 2017