



Retail Shop

91 MUTLEY PLAIN, PLYMOUTH, DEVON, PL4 6JJ

Retail Area 52.84sq.m (569sq.ft) approx. plus ancillary accommodation

- Ground floor and basement accommodation
- Three car spaces
- Flexible lease terms

TO LET

All enquiries

A0834

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222 Fax: 01752 251100
Email: johns@monkandpartners.co.uk

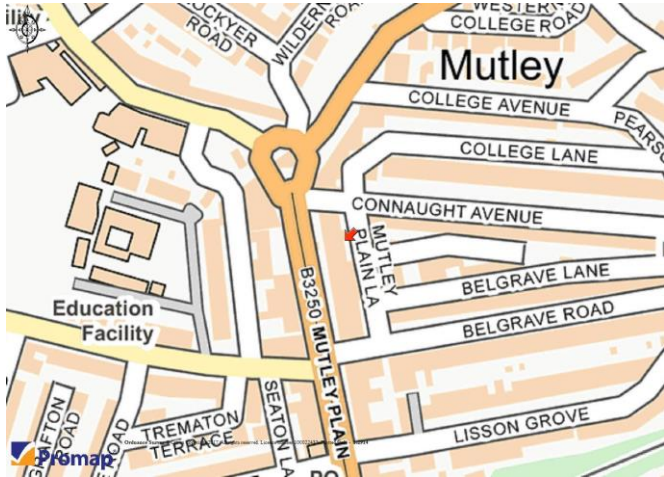


**MONK
&
PARTNERS**

91 Mutley Plain, Plymouth, Devon, PL4 6JJ

SITUATION:

The property is located within the Mutley Plain shopping thoroughfare towards the northern end with adjacent retailers including Tesco, Curtis Solicitors, British Heart Foundation etc. The City Centre of Plymouth is located approximately one mile to the south.



DESCRIPTION:

The property comprises a ground floor lock-up shop with rear ancillary retail/storage accommodation and basement storage. Three car spaces are located to the rear of the property accessed via Mutley Plain Lane.

The property has a uPVC double glazed plate glass shop front.

Internally the shop is fitted with wall panelling together with fluorescent strip lights and storage heaters. The floors are carpeted.

ACCOMMODATION:

(All dimensions and areas are approximate)

Ground Floor Shop

Gross frontage:	6.4m (21ft)
Net internal frontage:	4.55m (14ft 11in)
Shop depth:	11.22m (36ft 10in)
Built depth:	21m (69ft)
Retail area:	53.49 sq.m (576sq.ft)
Ancillary:	20.39 sq.m (219 sq.ft)
ITZA:	40.17 sq.m (428 sq.ft)

WC

Basement: Four rooms
(including kitchen): 62.1 sq.m (668 sq.ft)

WC

External rear: Three car spaces

SERVICES:

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

RATES:

We understand the property is included in the Rating List as follows:

Rateable Value: £12,750

TERMS:

The property is available on a new lease for a flexible term of years and drawn on the equivalent of full repairing and insuring terms.

RENT:

A rental of £18,000 per annum exclusive is sought.

EPC:

The property has an Energy Performance Rating of E102.

VAT:

We understand VAT will be chargeable on the rental.

LEGAL COSTS:

Each party are to bear their own legal costs incurred in the transaction.



VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

Tel: 01752 255222

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

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