



7-11 Cattewater Road, Prince Rock, Plymouth, PL4 OSE

272.71 sq m (2936 sq ft) approx. WITH 7 CAR SPACES.

- Prominent detached building on arterial route.
- Car parking for 7 vehicles.
- Suit alternative uses – retail, leisure, office, industrial, trade counter etc (subject to planning)

TO LET

A0885

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



MONK & PARTNERS

7-11 Cattewater Road, Prince Rock, Plymouth, PL4 0SE

LOCATION:

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 and the Faraday Mill Business Park.

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 (circa 7 vehicle 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 2.37 m (approx.).
- Concrete floor
- WC

The building has a gross internal floor area of 272.71 sqm (2,936 sq ft) approx.

SERVICES:

We understand all mains services are available to the site.

However, we suggest interested parties make their own enquiries to the relevant utility companies.

PLANNING:

The building has been used for trade counter until recently, and previously as a gas appliance showroom.

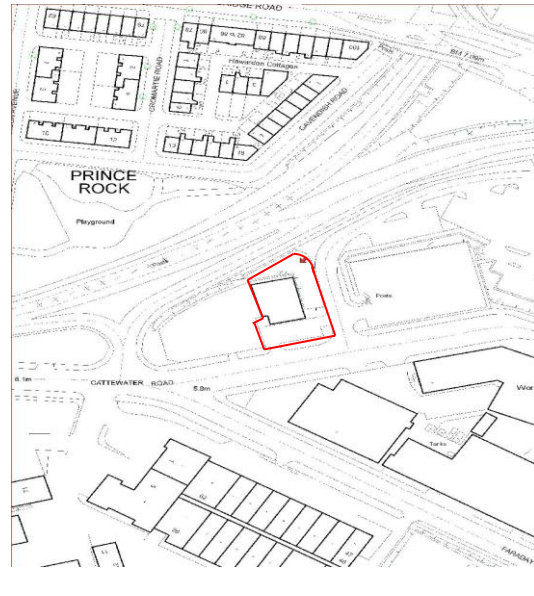
We believe the premises may be suitable for alternative uses and interested parties are encouraged to make their own enquiries with Plymouth City Council Planning Department, Civic Centre, Plymouth, Devon PL1 2EW Tel: 01752 668000.

RATES:

The property is currently included in the rating list with a rateable value of £18,000.

RIGHTS OF WAY:

The adjacent user will have a right of way over the entrance to the site for access to the yard area.



TERMS:

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

Tenant incentives may be available subject to negotiation.

RENT:

A rental of £35,000 p.a.x plus VAT is sought.

LEGAL COSTS:

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

VAT:

VAT will be chargeable on the rental and other outgoings.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the vendors sole agent: -

Monk & Partners

The Crescent

PLYMOUTH

PL1 3AB

Tel: (01752) 255222

Fax: (01752) 251100

E-Mail: 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

September 2019