



Ground Floor Lock-up Shop

Unit 2, 52/56 Embankment Road, Plymouth, PL4 9HY
132.4 sqm (1,425 sqft) approx.

- Prominent arterial route location on the East side of City Centre
- Adjacent to Machine Mart
- Tenant incentives available
- VAT not applicable

TO LET

All Enquiries

A0949

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

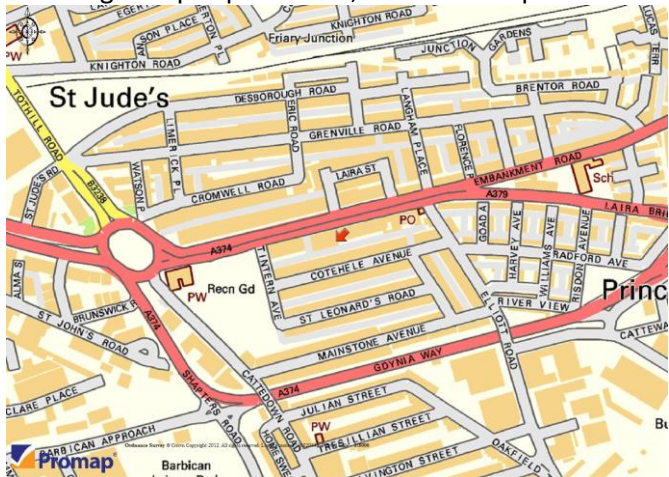
Email: johns@monkandpartners.co.uk



Unit 2, 52/56 Embankment Road, Plymouth, PL4 9HY

LOCATION:

The property is situated to the east side of Plymouth City Centre fronting Embankment Road (A374) a busy edge of town shopping thoroughfare adjacent to Machine Mart. The remainder of the terrace accommodates a mixture of national and local retailers including Co-op supermarket, St Lukes' Hospice etc.



DESCRIPTION:

The property comprises a mid terraced ground floor lock up shop with plate glass shop front and beneath a flat roof. There is street parking in front of the terrace.

ACCOMMODATION:

(All dimensions and areas are approximate)

Frontage:	7.3m	(23' 10")
Internal width:	6.98m	(22' 11")
Shop depth:	19.88m	(65' 3")
Shop area:	132.4 sqm	(1,425 sqft)
ITZA:	74.2 sqm	(799 sqft)

SERVICES:

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

PROPOSITION:

The property is available on a new lease for a flexible term, subject to three yearly upward only rent reviews and drawn on the equivalent of full repairing and insuring terms.

RENT:

£15,000 p.a.x.

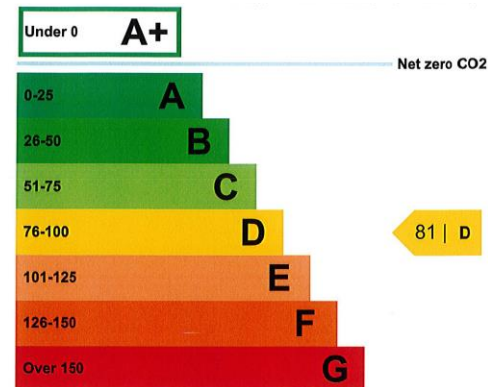
LEGAL COSTS:

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

VAT:

VAT is not currently charged on the rental.

EPC:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

RATES:

We understand the property is included within the rating list as follows:

Rateable value – £14,500

OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the 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 AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
Tel: 01752 255222
Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk

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 2023