



Retail Unit

612/614 Wolseley Road, St Budeaux, Plymouth, PL5 1TE
142.1 sqm Sales (1,530 sqft) approx. with First Floor Ancillary 90.76 sqm (997 sqft)

- Busy suburban shopping throughfare
- Fronting major arterial route
- Flexible lease terms
- NO VAT

TO LET

(Freehold Sale Considered)

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

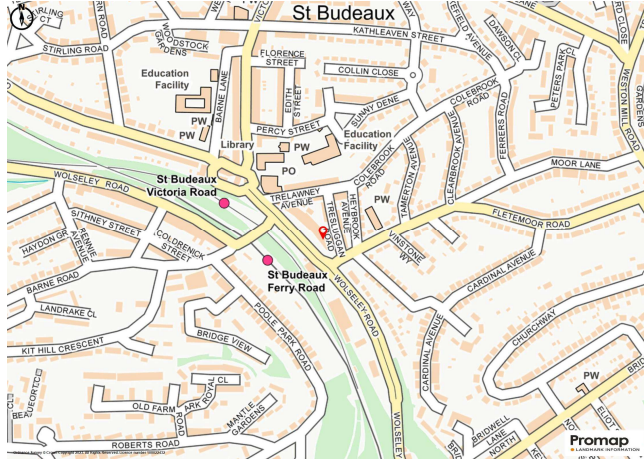
Email: johns@monkandpartners.co.uk



MONK
&
PARTNERS

SITUATION:

The property is prominently located within the busy shopping thoroughfare known as St. Budeaux Square fronting Wolseley Road, Plymouth approximately 3.5 miles from Plymouth City Centre on the west side and with excellent access to the A38 Devon Expressway linking with Cornwall (2 miles west) and Exeter (45 miles east).



DESCRIPTION:

The property comprises a mid-terraced double retail unit with plate glass shop front within a two storey building with pitched roof.

There is a rear yard for loading to the property.

The ground floor is arranged as a bank premises with ancillary accommodation including kitchen, staffroom, offices and WC's at first floor level.

ACCOMMODATION:

(All dimensions and areas are approximate)

Ground Floor:

Shop width	10.34m	(33'11)
Shop depth	15.14m	(49'8)
Built depth	16.41m	(53'10)
Sales Area	142.1 sqm	(1,530 sqft)
Store	11.10 sqm	(120 sqft)
ITZA	97.16 sqm	(1,046 sqft)

First Floor:

3 offices, Store,		
Kitchen/Staffroom	90.76 sqm	(997 sqft)
Male & Female WC's		

Outside:

Rear yard/parking/loading

SERVICES:

It is understood that mains water, drainage, electricity and gas are connected or available to the property.

RATES:

The property is included in the rating list as follows:

£22,000

TERMS:

A rental of £25,000 p.a.x is sought on a new lease of 5 years or more subject to negotiation.

A Freehold sale of the property may be considered with offers sought on £275,000.

VAT:

VAT will not be chargeable on the rental or other outgoings.

EPC:

The property currently has an Energy Performance Rating of C72.

LEGAL COSTS:

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

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

September 2025

