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creber
commercial**

property consultants



To Let

71 Ridgeway, Plympton,
Plymouth PL7 2AW

First and Second Floor Offices with facilities

Prominent Location on The Ridgeway

Office Size: 107 sq m (1,150 sq ft)

Asking rental £10,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Location and Description

Plympton is a popular Devon town located about 2 miles east of Plymouth, benefiting from good road communications, being situated on the A38 trunk road which links directly onto the A30 and M5 motorway. The property occupies a prominent location opposite Boots the chemist, Santander and Peacocks. The Ridgeway is the principal retailing pitch at Plympton and multiple retailers nearby include the likes of Thompsons, the Post Office, and Card Factory.

The first-floor accommodation comprises four individual offices with both a kitchen and WC facilities. The second floor comprises four individual offices. To the rear of the property is a large garden.

Accommodation

First Floor

Office 1	11.74 sq m	126 sq ft
Office 2	11.54 sq m	124 sq ft
Office 3	10.07 sq m	108 sq ft
Office 4	9.84 sq m	105 sq ft

Kitchen and WCs

Second Floor

Office 1	20.32 sq m	218 sq ft
Office 2	19.88 sq m	214 sq ft
Office 3	12.27 sq m	132 sq ft
Office 4	11.14 sq m	120 sq ft

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Tenure

The premises are available by way of a new lease, length negotiable, drawn on tenant full repairing and insuring terms at an initial rent of £10,000 pax.



Rateable Value

The property is shown in the 2017 rating list as having a Rateable Value of £10,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The premises are yet to be assessed.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 12009



Plymouth Office

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