



# To Let

68 Mutley Plain,  
Plymouth, PL4 6LF

Prominent self-contained lock up shop

Kitchen & disabled spec WC

Flexible lease terms

Retail Sales Area approx. 112.16 sq m  
(1,207 sq ft)

Asking Rent: £14,000

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The subject premises is located within a popular area, particularly with students at the lower end of Mutley Plain. Occupying a prominent position, clearly visible to traffic and pedestrians passing both inbound and outbound to and from the city, Mutley Plain is home to many multiple retailers, independent retailers and food outlets together with Tesco, Sainsbury's, Superdrug, Boots the Chemist, Costa Coffee, Starbucks and Co-op.

The property comprises of a self-contained ground floor lock up shop unit with aluminium framed plate glass shop front.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

### Ground Floor Shop:

Gross Frontage	6.35 m	20.8 ft
Internal Width	4.97 – 6.35 m	16.3 – 20.8 ft
Retail Sales Area	112.2 sq m	1,207.3 sq ft (approx.)
ITZA	64.3 sq m	691.8 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £14,000 PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £12,905. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is C (53)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *However, we suggest all interested parties make their own enquiries.*

## 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.

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12108



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.