



# To Let

Unit 14-15, Sugar Mill  
Business Park, Plymouth  
PL9 7HT

Prominent double retail unit with first floor  
ancillary

Total Area: 120.1 sq m (1,292 sq ft)

2 Car Parking Spaces

Rent: £14,000 PAX

Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West serving a population of approximately 250,000 inhabitants. Plymouth is based on the border of Cornwall in the picturesque county of Devon and is easily accessible from the main A38 running through the heart of the city west into Cornwall over the Tamar Bridge or east to the M5 at Exeter, Bristol and beyond.

The subject premises are located on the Sugarmill Business Park and benefit from a highly prominent position fronting Billacombe Road. Billacombe Road is the main link across the Laira Bridge from Plymouth City Centre to the popular neighborhood district of Plymstock. The City Centre itself is located approximately 1 mile west of the subject premises.

There are a variety of users currently on the site with one of the main occupiers being The Range Superstore occupying some 53,000 sq ft of retail space. The site has easy access to the A38 and does benefit from ample visitors' parking on site.

The premises comprise a double ground floor retail unit with additional space and staff facilities located on the first floor. The lease includes a right to park 2 vehicles.

## Accommodation

Sales Area:	47.2 sq m	508.06 sq ft
Storage:	13.9 sq m	149.62 sq ft
First Floor:	59 sq m	635.07 sq ft
<b>Total:</b>	<b>120.1 sq m</b>	<b>1,292 sq ft</b>

## Tenure

The premises are available by way of new lease drawn on effective full repairing and insuring terms granted outside the protection of the 1954 Act with an initial rent of £14,000 pax.

## Service Charge

There is a fixed service charge of £800 per annum.

## Rateable Value

The property is shown in the 2017 rating list has having a Rateable Value of £10,500. 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 this premises is to be confirmed

## 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: 12756



### Plymouth Office

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