

**THE BROADWAY SHOPPING CENTRE, PLYMSTOCK, PL9 7AF  
RETAIL UNITS AVAILABLE TO LET  
FROM 37.62 SQ M (405 SQ FT) – 212.37 SQ M (2,286 SQ FT)**



**\*\* MARCH 2018 - LETTING TO THE WORKS\*\*  
\*\*FREE PARKING FOR 2 HOURS\*\***

**LOCATION**

Plymstock is a densely populated suburb of Plymouth located 3 miles west of the City Centre. The district population is approximately 30,000 persons with the resident population of Plymouth over 240,000 people.

The available properties occupy a prime trading location within the Broadway Shopping Centre. National retailers represented include **Martin McColl/Post Office, Superdrug, Costa Coffee, Iceland, Specsavers, Poundland, Boots Opticians, Hays Travel, Peacocks** and **Boots**, as can be seen from the attached traders extract. The centre has the benefit of a large surface, pay and display car park, providing parking for approximately 400 vehicles.

Unit	Internal Width	Built Depth	Sales	Stores	Rent	Rateable Value	Service Charge
Unit 25 The Broadway	5.59 m (18 ft 4 ins)	11.68 m (38 ft 4 ins)	52.67 sq m (567 sq ft)	7.52 sq m (81 sq ft)	£21,500	£19,500	£2,778
Unit 7 The Broadway A2 Use	-	-	61.12 sq m (744 sq ft)	15.23 sq m (164 sq ft)	£21,500	£15,250	£3,427
Unit 19 The Broadway	5.49 m (18 ft 0 ins)	11.76 m (38 ft 7 ins)	67.63 sq m (728 sq ft)	n/a	£22,500	£20,000	£2,733
Unit 29B-31 The Broadway <b>A2 CONSENT</b>	-	-	126.06 sq m (1,357 sq ft)	n/a	£33,500	£34,750	£5,122
Unit 34 The Broadway <b>FULLY FITTED GREENGROCER</b>	5.46 m (17 ft 11 ins)	11.81 m (38 ft 9 ins)	57.60 sq m (620 sq ft)	3.16 sq m (34 sq ft)	£22,500	£19,000	£3,859
Unit 59 The Broadway (CO-OP)	-	-	<b>Various configurations possible, plans upon application, retail and leisure uses considered up to 18,500 sq ft available – details upon application</b>				

**SERVICE CHARGE AND RENTAL STATED PER ANNUM PAYABLE QUARTERLY IN ADVANCE  
EXCLUSIVE OF VAT AND BUILDING INSURANCE – REVISED DECEMBER 2018**

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



## **TERMS**

All units are available by way of a new effectively full repairing and insuring leases with 5 yearly upward only rent reviews for a term of years to be agreed. Shorter term lettings will also be considered. Rents are payable quarterly in advance. Rent free periods are available to assist with the fitting out of each unit. Rents and service charge are stated exclusive of VAT.

## **TEMPORARY OCCUPATION**

Consideration will be given to shorter term occupations. Further details available upon application.

## **RATES**

The rating information is provided for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## **EPC**

Available upon request.

## **SERVICE CHARGE**

A service charge is payable in respect of the maintenance and upkeep of the centre.

## **LEGAL COSTS**

Each party shall be responsible for their own legal costs.

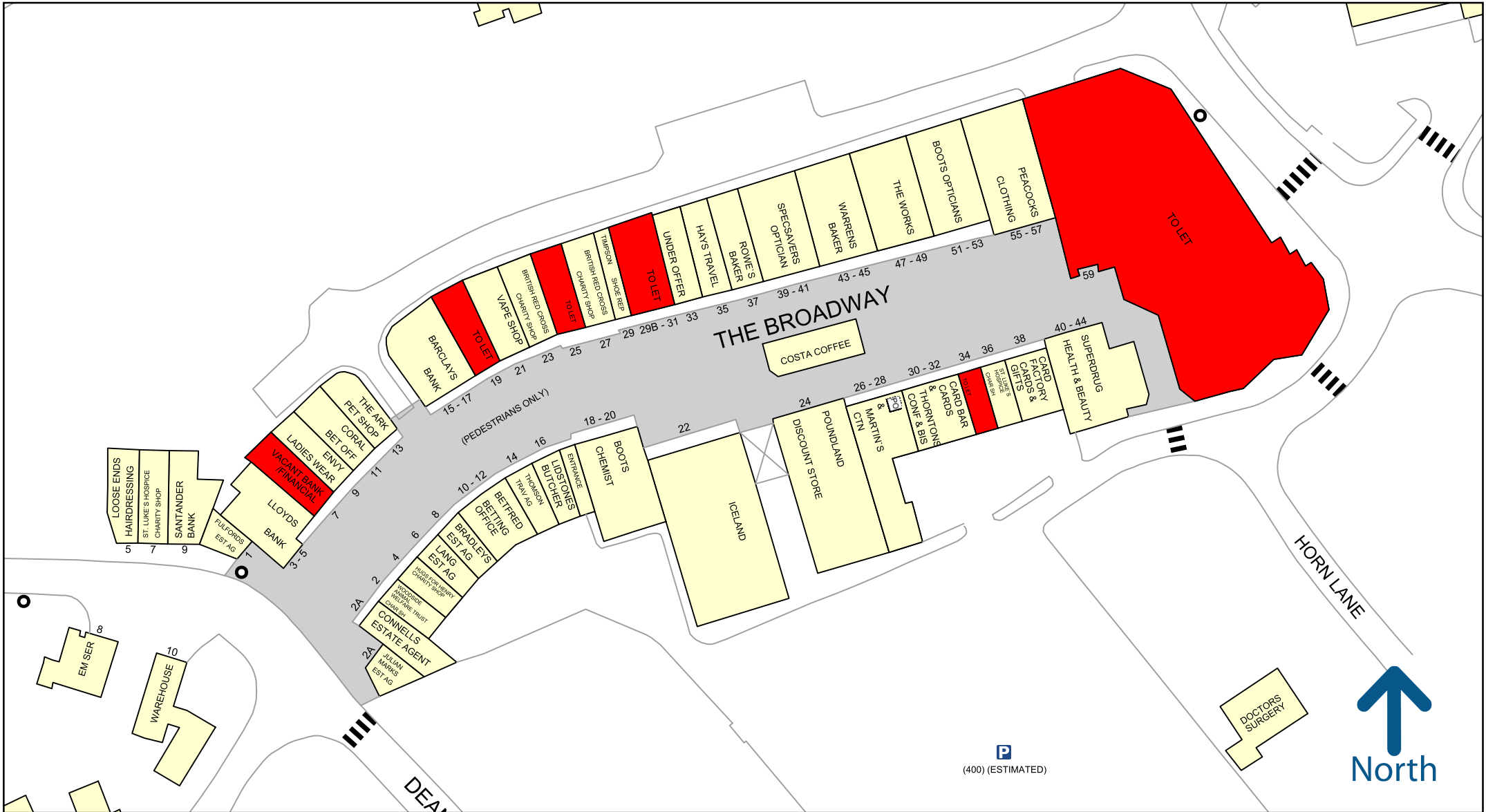
## **VIEWING**

Strictly by appointment via the joint retained agents.

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**Date Revised:** December 2018  
**All transactions are stated exclusive of VAT**  
**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 07/12/2018  
Created By: RHT



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