

TO LET

Unit 19

The Broadway Shopping Centre
Plymstock



Location

Plymstock is a densely populated suburb of Plymouth located 3 miles East of the City Centre. The district population is approximately 30,000 persons with the resident population of Plymouth over 240,000 people. The centre has the benefit of a large surface car park, providing parking for approximately 400 vehicles.

The property occupies a prime trading location within the Broadway Shopping Centre. National retailers represented include Superdrug, Costa Coffee, Iceland, Specsavers, Poundland, Hays Travel, Peacocks and Boots.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	724	67.3

Rent

Upon application

Tenure

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £20,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2019 stands at approximately £2,810.

EPC

Energy Performance Asset Rating - TBC

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared August 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

+44 (0)161 631 2853

+44 (0)7808 646576

grant@barkerproudlove.co.uk



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