



To Let

32 Stonehouse Street,
Stonehouse, Plymouth PL1
3PE

Industrial / Trade Counter premises

Total Floor Area: 144 sq m (1,550 sq ft)

Car Parking Available At The Front Of The
Unit

Rent: £12,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

The city of Plymouth has developed into the principal conurbation within Devon having a population in excess of 250,000 residents. It provides a comprehensive range of business, leisure and amenity facilities together with employment opportunities. Plymouth is located on the A38 Expressway and is the main arterial route through the county of Devon to the south of Dartmoor, and one of the principal routes into Cornwall. The A38 connects to the national motorway network at Exeter, approximately 40 miles to the north-east of Plymouth. Plymouth is also a noted naval port and dockyard and has the benefit of a railway station on the Penzance to Paddington main line.

The premises are centrally located in the city, lying to the west of the City Centre in the popular commercial area of Stonehouse and immediately adjacent to the regeneration area of Millbay. The property occupies a prominent position fronting Stonehouse Street, next door to Farrow & Ball.

The premises are of concrete frame construction with block walls, being part rendered beneath cement fibre roof coverings. The workshop area has a solid concrete floor and an office to the rear.

Accommodation

Warehouse 144 sq m 1,550 sq ft

Tenure

The premises are available by way of a new lease, drawn on tenant full repairing and insuring terms at an initial rent of £12,000 pax.

Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £8,700. 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)

This property has been rated **D (97)**

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:11890



Plymouth Office

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