

# TO LET

Unit 15-17
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	1,570	145.9

## 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 £41,250.

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 £6,093.

## **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**

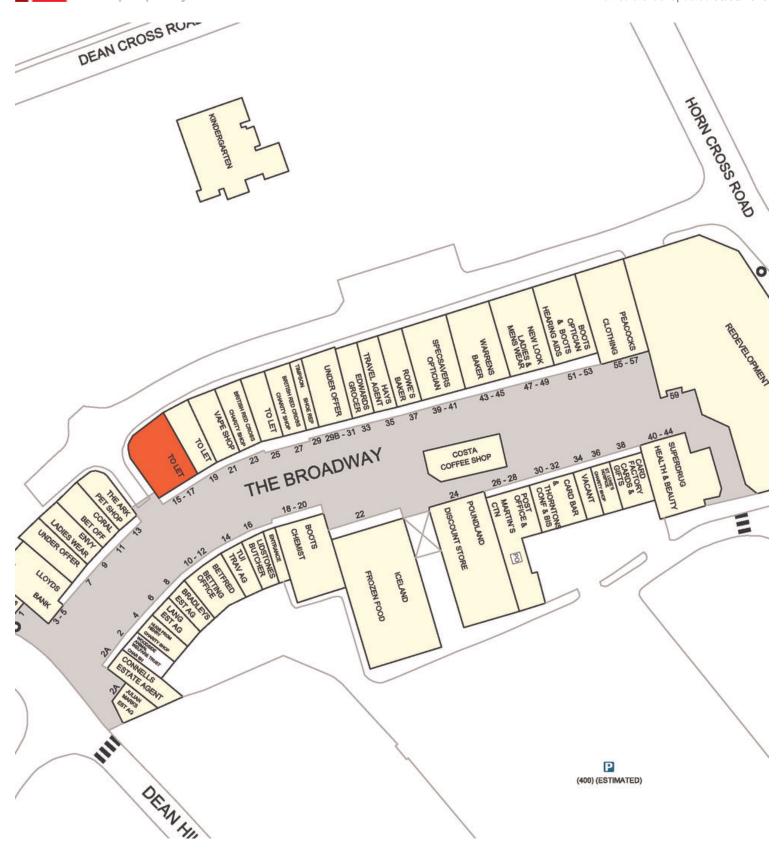
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Particulars last updated 08/08/2019



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