



To Let

18a Mutley Plain, Plymouth
PL4 6LA

First floor commercial unit

Prominent secondary location

Previously used as a hair salon/ alternative uses
STP

Size 82sqm/882 sqft

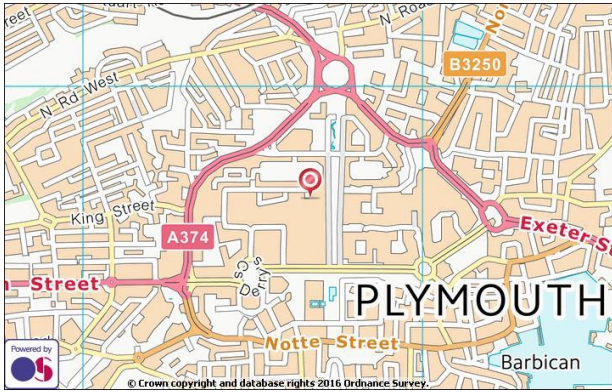
Asking rent £9,500

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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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 with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The subject premises are located within a popular residential area, particularly with students on Mutley Plain. Occupying a prominent position in one of the most prime spots of the trading pitch, clearly visible to traffic and pedestrians passing both inbound and outbound to and from the city centre. Mutley Plain is home to many multiple retailers and independent retailers and food outlets including Tesco, Superdrug, Boots the Chemist, Costa Coffee, Co-op and the majority of national banks and building societies.

A first-floor commercial unit located on the corner of Mutley Plain and Houndiscombe Road. Previously used as a hair salon although would suit a variety of alternative uses subject to planning consent. An open plan reception area/ work space with a number of separate rooms in addition to a kitchen and WC. The unit fronts onto Mutley Plain with access to the first floor via Houndiscombe Road.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

First Floor	82 sq m	882 sq ft
Total:	82 sq m	882 sq ft



Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £9,078. 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)

The EPC rating for the property is D

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.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13106



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