

SPARGO HOUSE,
10 BUDSHEAD ROAD,
PLYMOUTH PL6 5FE

Q04PSG

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VACANT RETAIL SHOP PREMISES

UNIT 3, 1C SEYMOUR ROAD, PLYMPTON, PLYMOUTH, DEVON, PL7 4NX.

- * Vacant retail shop unit.
- * Recently renovated and refurbished.
- * Sales shop (approx. 560sqft/44.5sqm) with kitchen and cloakroom facilities.
- * Suit variety trades and uses subject to any necessary consents.
- * New lease available. Rent only £110 per week.
- * Viewing recommended.



This smart modern vacant retail unit occupies an enviable and convenient trading position in this busy shopping parade serving the sought after residential suburb of Plympton, some three miles or so from Plymouth city centre. It is located directly opposite Hele's Secondary School and other businesses represented within the parade include a Chinese takeaway, a bakers, hairdressers, trophy shop, sweet shop, and tattooist. The surrounding area is densely populated and there is convenient on-street parking to the front.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The premises are lock-up and briefly comprise a smart and well-appointed retail shop unit with small staff kitchenette and cloakroom facilities.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

FRONT COMMUNAL ENTRANCE PORCH Providing access to adjoining unit and access through to:

SALES SHOP (Approx. 560sqft/44.5sqm).

KITCHENETTE/STOCKROOM

STORAGE CUPBOARD

STAFF W.C.

OUTSIDE Directly to the front of the shop is a paved forecourt area. Adjacent to this is a lawned area which fronts directly on to Seymour Road. There is convenient on-street parking to the front and side of the property.

SERVICES We understand that all main services are available to the property.

TRADES AND USES

These valuable vacant retail shop premises are located in this established shopping parade serving the popular and highly sought after residential suburb of Plympton and Plymouth.

The unit itself has been recently renovated and converted to provide a modern and well-appointed retail shop which would lend itself to a **VARIETY OF TRADES AND USES** subject to any necessary consents.

TENURE The premises are offered with the benefit of a new lease, the length of which is negotiable, at a commencing rental of £110 per week. Fuller details are available upon request.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE: NIL PREMIUM

ALTERNATIVELY Our clients will consider disposing of the property of a freehold basis, for fuller details please contact the agents.

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



PHOTOGRAPHS

