

61 NORTH HILL,
PLYMOUTH
DEVON PL4 8HB

Q050J

Ref No: M.3357

tel: 01752 20 60 20
fax: 01752 20 60 26

e-mail:
enquiries@huntleyandpartners.com
Website:
www.huntleyandpartners.com

44 SOUTHSIDE STREET

BARBICAN, PLYMOUTH, PL1 2LD

- * Vacant retail shop
- * Busy shopping street in desirable area
- * Well-appointed leasehold lock-up shop
- * Suit a variety of trades and uses
- * Flexible lease terms offered
- * Viewing Recommended



This vacant retail shop premises occupies a prominent main road trading position in Southside Street on Plymouth's historic Barbican. There is a full and varied selection of businesses represented nearby

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 comprise a substantial sales shop with an open-plan sales area, with two further store/admin rooms at the rear.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

SALES SHOP (approx. 40sqm / 430sqft) A well-appointed unit with a range of shelving and wall hanging racking and a number of independent pendant lights. The floor covering is carpet and there is a fitted window display unit across the front window.

STOREROOM 1 (approx. 10sqm /108sqft) with shelving, strip lighting and gives access to the single w.c. with wash hand basin and water heater.

The rear room is a similar size, fitted with varied shelving with a window across the back

SERVICES We understand that the property benefits from mains water and electricity only.

TRADES AND USES

These vacant retail shop premises are located in an enviable trading position in a busy primary shopping street serving this popular and historic residential area.

It is felt it would lend itself to a variety of trades and uses subject to any necessary planning consents.

TENURE The premises are offered with the benefit of a new lease, the length and rent of which is negotiable. For further details please contact the agents.

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

PRICE: NIL PREMIUM **SOLE AGENTS**

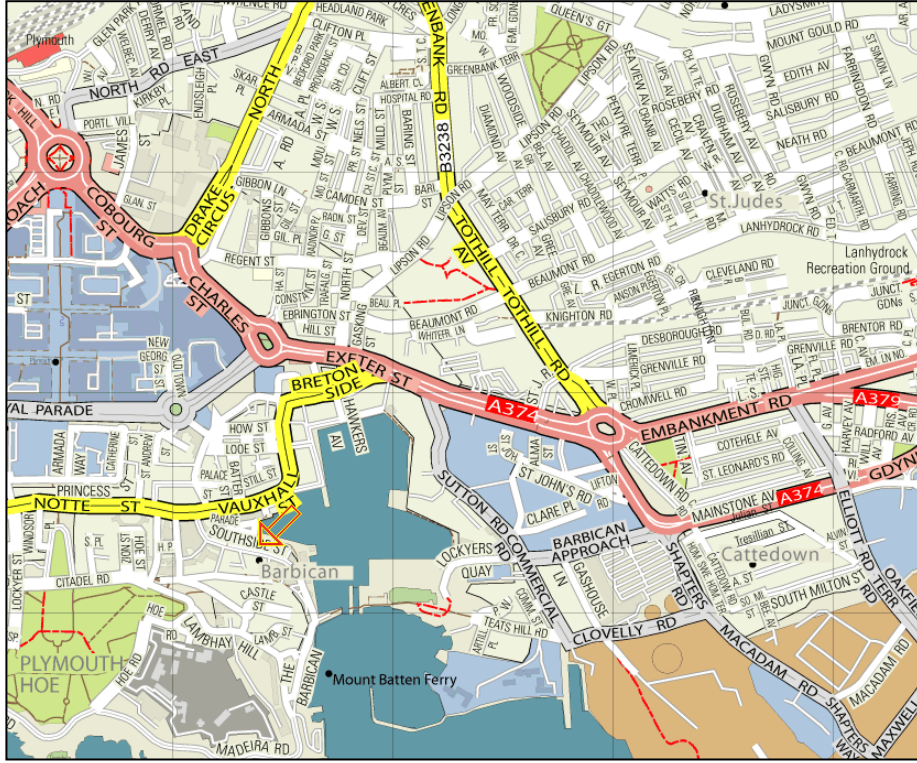
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

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

