

16-20 Duke Street Plymouth PL1 4EA

LOCATION

Plymouth is the largest city in Devon now with Free Port status with a resident population more than 260,000 and benefits from excellent access routes with mainline railway and European ferry port facilities and road network of the A38 Expressway leading to the M5.

Code for Leasing Business Premises England & Wales 2007.

The code for Leasing Business Premises advises prospective tenants to obtain professional advice before entering into a tenancy agreement. For further details please visit www.leasingbusinesspremises.co.uk

DESCRIPTION

A New primarily residential development with commercial use on the ground floor to provide café/restaurant use or any other compatible uses within Class E use order.

ACCOMMODATION AVAILABLE

Ground floor as described within the attached plans.

SERVICES

Mains water, drainage, gas and electricity are available.

RATEABLE VALUE

The current rateable value is to be assessed. We recommend that interested parties make their own enquiries of the Local Authority.

LEASE TERM

A new flexible lease term is offered. Further details on request.

RENT

Further details on request.

VAT

All prices are exclusive of VAT and if applicable will be charged at the prevailing rate.

LEGAL COSTS

Parties are to pay their own costs in the preparation of the lease.

EPC

A full Energy Performance Certificate is available.
The current assessment is E/120.

VIEWING

All enquiries and appointments please contact:

HedgeLand Property Consultants

T 01752 600769 | 07779 284460

E enquiries@hedgeland.co.uk

Floorplans are for illustrative purposes only and are intended to provide an approximate layout. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract. All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness. Hedgeland Property Consultants will not be liable, in negligence or otherwise for any loss arising from the use of these particulars.

