



11 BEAUMONT ROAD, ST JUDES, PLYMOUTH, PL4 9BA

TO LET £7,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Situated on the busy Beaumont Road, just off Ebrington Street, very close to the City Centre and just a ten minute walk to Mutley Plain and train station.

Nearby occupiers include a Tesco Metro, Sainsbury, Friary Mill Bakery and a variety of independent boutique shops and pubs.

DESCRIPTION:

Mid-terraced. prominent high street retail/office unit. The accommodation is split over two floors each with its own WC and kitchen area, making it the perfect shared unit. Double glazed shop front and electric panel heaters with a mixture of carpets and laminate flooring.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	520	48
Total	520	48

**LEASE TERMS:** (subject to contract)

The property is vacant and available immediately on new leasehold terms, at a rental price of £7,000pa.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value (2026) is £6,700.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is: to be confirmed.

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson | 01752 222135

Email lar@listers.uk.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

