

RETAIL

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TO LET

**4, THE BROADWAY SHOPPING CENTRE, PLYMSTOCK,
PL9 7AU**

FLEXIBLE / ATTRACTIVE TERMS AVAILABLE

LOCATION

Plymstock is a busy suburb of the Plymouth conurbation and situated approximately 3.5 miles east of Plymouth City Centre. The Broadway Shopping Centre provides the principal shopping in this busy suburb, adjoining a Lidl Supermarket and provides a mix of specialist and convenience shopping anchored by Boots, Poundland, Iceland, Superdrug, Specsavers and Costa Coffee.

The premises immediately adjoin Iconic Opticians and Langley Estate Agents, whilst opposite Lloyds Bank.

ACCOMMODATION

Ground Floor: 56.86 m² (612 ft²)

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Stuart Williams

0117 363 5693 | 0117 922 1222
stuart.williams@carterjonas.co.uk

Timothy Edgell

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timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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4, BROADWAY SHOPPING CENTRE, PLYMSTOCK

RENT

£15,000 per annum exclusive.

SERVICE CHARGE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the current year is based on £4.74 per sq ft.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £13,500 (From 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to:

<https://www.gov.uk/government/publications/business-rates-retail-discount-guidance>

PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate is being prepared.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell:

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams:

stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT May 2023

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