



TO LET

14 THE BROADWAY SHOPPING CENTRE, PLYMSTOCK, PL9 7AU

*** GROUND FLOOR LOCK-UP 56.02 m² (603 ft²) ***

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 and provides a mix of specialist and convenience shopping anchored by Poundland, Lidl, Specsavers and Costa Coffee.

The premises are close to Boots and Iceland.

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor: 56.02 m² (603 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

0117 363 5702 | 0117 922 1222
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IMPORTANT INFORMATION

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14, 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 £3.50 per sq ft.

RATES

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

Rateable Value: £14,500 (From 1st April 2023)

Interested parties are advised to satisfy themselves that this assessment is correct by referring to

<https://www.gov.uk/find-business-rates>

PLANNING

The premises benefit 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 legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (92) is available on request

VAT

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

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

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

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

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

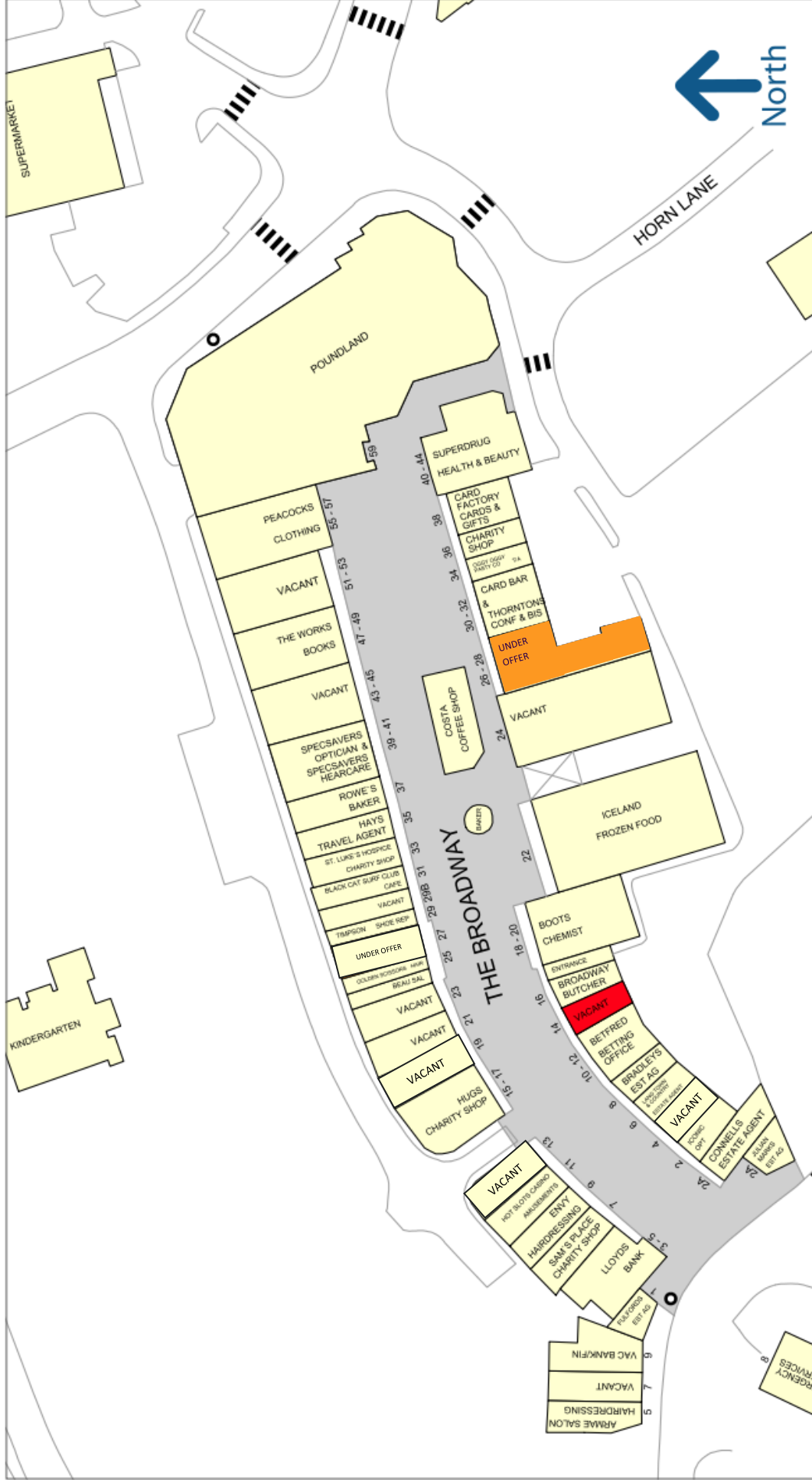


SUBJECT TO CONTRACT February 2023

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**Carter
Jonas**



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50 metres
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