

TO LET

Listers
PROPERTY CONSULTANTS

Restaurant/Café/Shop

62 Mutley Plain, Plymouth, PL4 6LF

1,150ft² / 107m²

Retail shop/café (A5-use) in busy high street parade.



Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

Location

Mutley Plain is a bustling "high street" immediately to the north of Plymouth City Centre and enjoys a lively student and local business trade as well as a retail offer that supplements the covered mall. There is a 142-space surface pay car park as well as unrestricted side street parking out of peak times and a free short-stay car park. Regular buses serve Mutley Plain from the city centre and other suburbs and the mainline railway station is within 15 minutes' walk.



The property is situated on the west side of the street with a clearly visible frontage, opposite Starbucks coffee. Nearby occupiers include Co-op, Subway, Consol and a good variety of independent stores.

Description

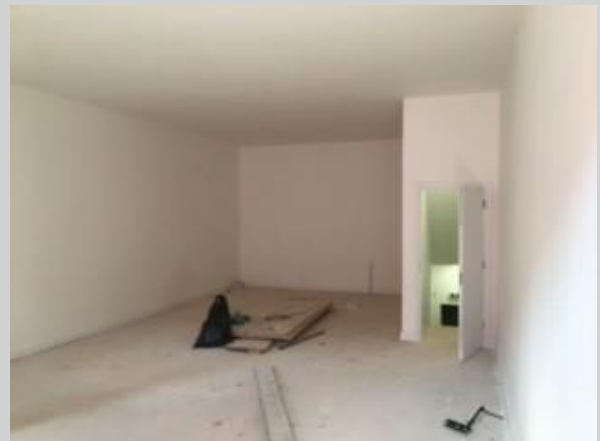
The property forms the ground and lower ground floors of a pre-war mid-terraced building offering self-contained accommodation with natural light at both levels.



The property was last used as a restaurant/take-away food unit falling within Class A5, for which Planning Consent was granted in 1982 and which was the last use.

Accommodation

	m ²	ft ²
Lower Ground Floor	55	590
Ground Floor	52	560
TOTAL	107	1150



Services

The following services are supplied to the property: Mains water, drainage and 3-phase electricity.

Business Rates

Rateable Value 2017: £10,250
 UBR multiplier 2021/22: 51.2p in the £
 Up to 100% SBRR may be available.

Terms of Availability

The property is available immediately by way of a new lease on conventional tenant's FR&I terms, at an initial rent of £25,000pa, subject to contract.

Energy Performance

The property has been assessed and awarded a rating of C 59.

Viewing

Strictly by appointment during business hours via Listers 01752 222135.