

726 sq.ft  
(67.4 sq.m)



TO LET - AVAILABLE IMMEDIATELY

**M** UNIT 3

///shin.awards.jams  
Woolwell Local  
Plymouth, Devon  
PL6 7JW

Local Occupiers Include



**Premier**

# WOOLWELL LOCAL

## UNIT 3

### DESCRIPTION

Unit 3, Woolwell Local forms part of a well-established neighbourhood retail centre serving the densely populated residential area of Woolwell, to the north of Plymouth. The scheme provides a strong local convenience offer and acts as an important day-to-day destination for the surrounding community.

**TOTAL** **726 sq.ft (67.4 sq.m)**

### RENT

Rent £16,000 +VAT.

### BUSINESS RATES

Rateable Value: £10,750

### SERVICE CHARGE & INSURANCE

Service Charge: £2,177

Insurance: £100

### ENERGY PERFORMANCE

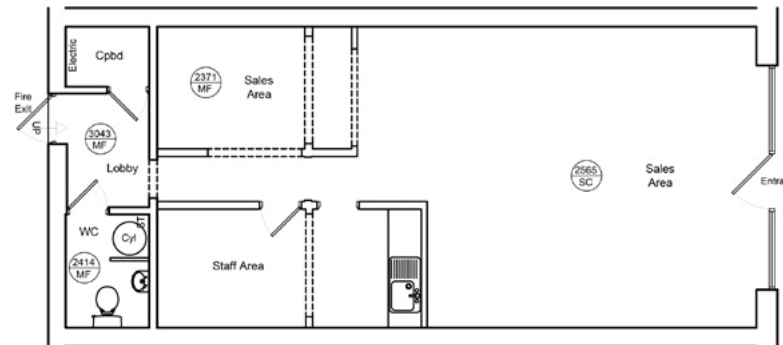
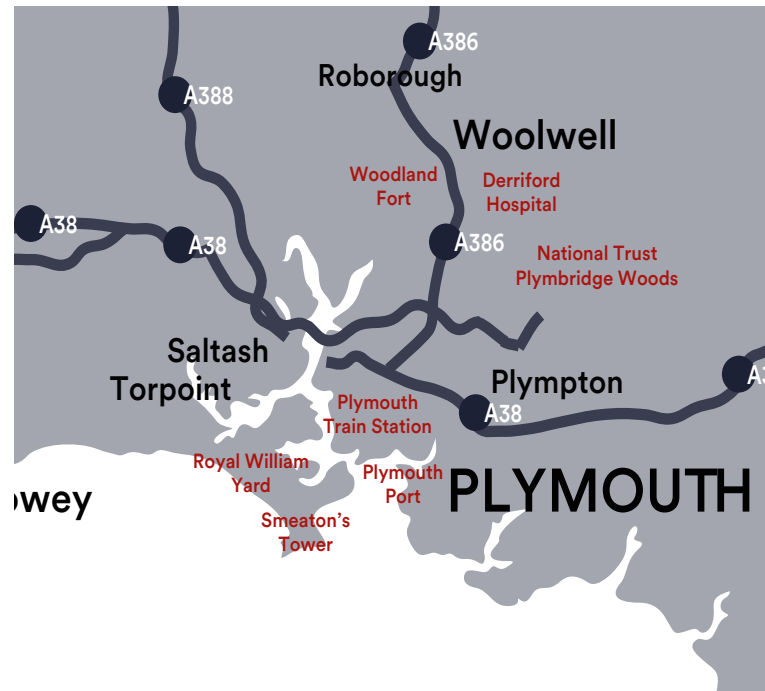
EPC: B. Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



6

Retail Units On-Site



726 sq.ft

Unit Area



What Three Words  
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35+

Parking Spaces



24

Minutes from  
Plymouth City Centre



28

Minutes from  
Plymouth Train Station

# WOOLWELL LOCAL

# SITE PLAN



**George Watson**

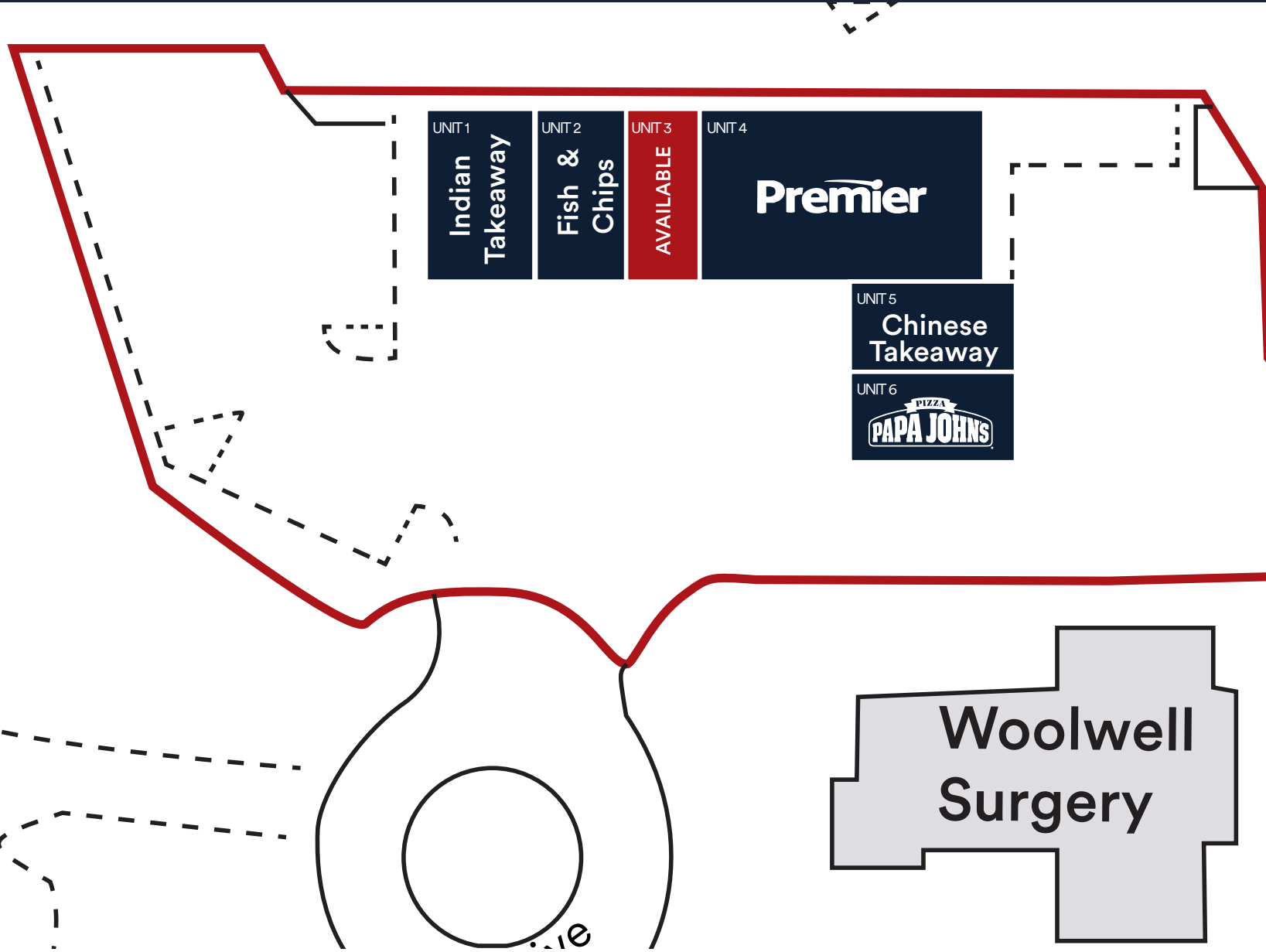
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