

TO LET

890 sq.ft

(82.7 sq.m)



M

UNIT 1

///hopes.bother.rating
69 Upland Drive
Derriford
PL6 6BE

Occupiers Include

SPAR 

**POST
OFFICE** [®]



Description

The unit, currently used as consulting rooms, is a single storey lock-up predominantly open plan with Kitchenette/WC to the rear and gas heating installed. There is loading access to the rear and customer car park to the rear of the property.

Area

890 sq ft (82.7 sq m)

Rent

£12,995 per annum + VAT

Rates

The Rateable Value is £ £12,500 (April 2026 list). Interested parties should make enquiries from Plymouth City Council regarding Business Rates.

Services

The unit has electricity, mains water, gas and drainage connected.

Service Charge

£2,200 + VAT

Insurance

£370 + VAT

Energy Performance

C/60. Further information is available on request.

Planning

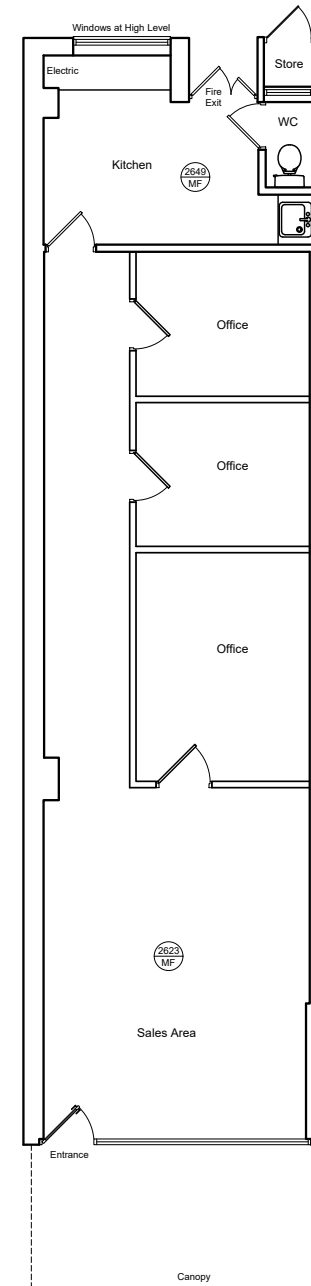
Current planning is within Class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

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

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Floor Plan
87.65 sqm (943.34 sq ft)



12

Lettable Retail Units On-Site



6,591 sq.ft

Total Area



What Three Words

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VIEWING

Strictly via prior appointment
with the appointed agents:

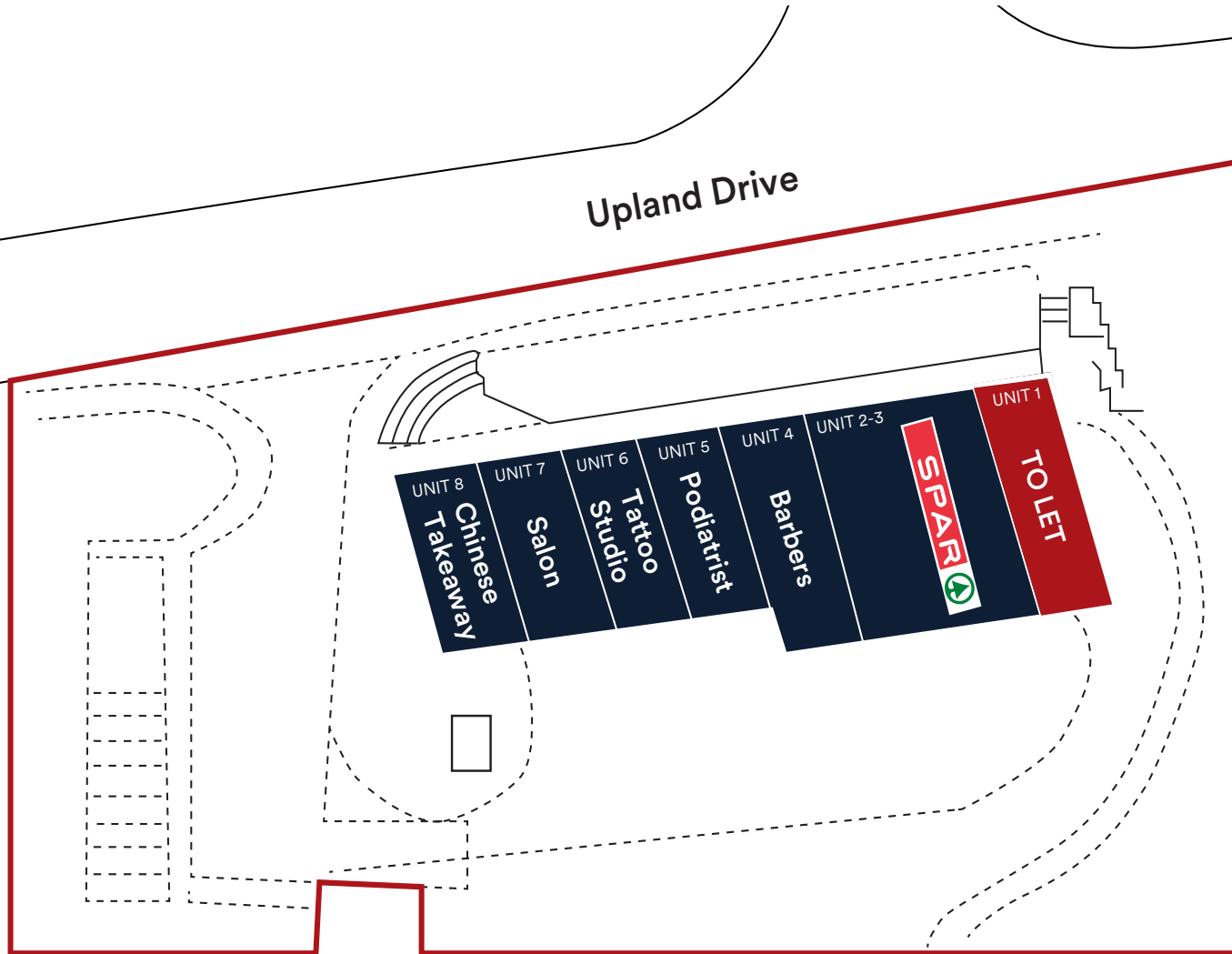
HedgeLand

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