

M UNIT 1

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69 Upland Drive
Derriford, PL6 6BE

Occupiers Include

SPAR

POST OFFICE®

UNIT 1

UPLAND DRIVE, DERRIFORD

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
895 sq ft (84 sq m)

Rent
£15,000 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 connected.w

Service Charge
A service charge is levied by the Landlord for maintenance and services of the communal areas. Further details on request.

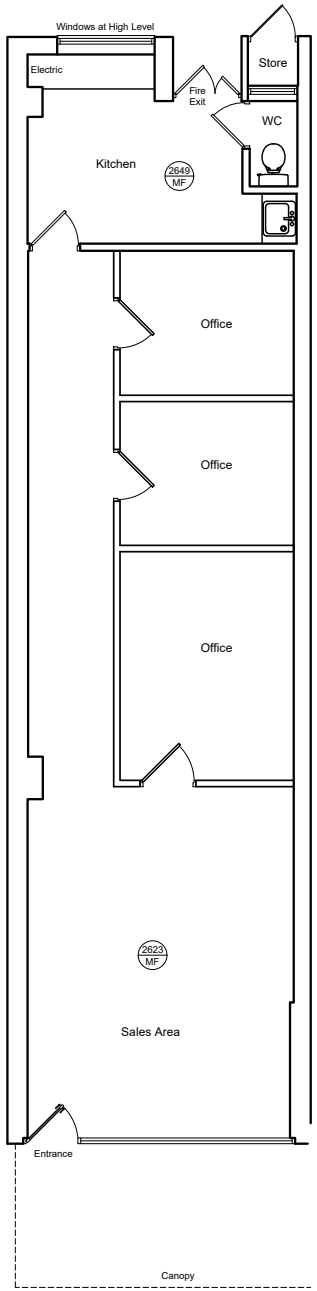
Insurance
The landlord insures the building and recovers the premium from the tenant. Details available on request.

Energy Performance
C/60. Further information is available on request.

Planning
Current planning is within Class E. It is the ingoing 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

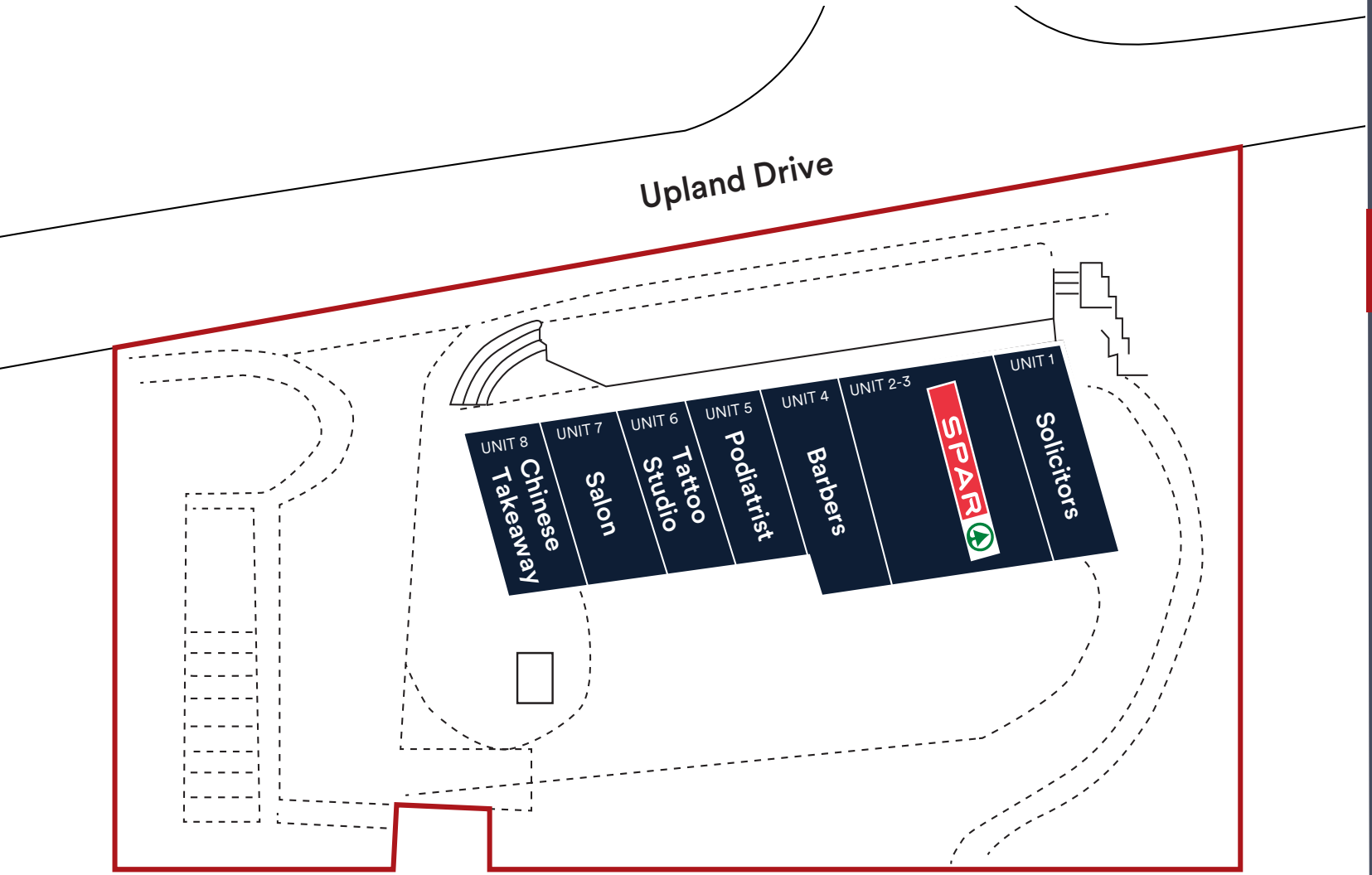
6,591 sq.ft
Total Area

What Three Words
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UNIT 1

UPLAND DRIVE, DERRIFORD

mcoreproperty.com



M Core
LCP UK



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VIEWING

Strictly via prior appointment with the appointed agent:

HedgeLand
Property Consultants

Javan Spencer
07779 284460
js@hedgeland.co.uk

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