

# WARD CHOWEN COMMERCIAL



## 55 MUTLEY PLAIN PLYMOUTH PL4 6JH **TO LET**

PRIME MUTLEY PLAIN LOCATION  
GROUND FLOOR SALES 64.81 m<sup>2</sup> (698 ft<sup>2</sup>)  
ANCILLARY ACCOMMODATION 61.31 m<sup>2</sup>  
(659 ft<sup>2</sup>)

**ASKING RENT - £30,000 per annum**

Ward Chowen Commercial are pleased to offer this commercial property to let. The property is situated in a prominent location adjacent to Boots and Wetherspoons together with other major retailers and is visible to passing traffic in both directions on this principal route into the city.

Plymouth is a major city within Devon and Cornwall with a population of approximately 250,000 people. This coastal city is the gateway to Cornwall and is situated within easy reach of Dartmoor.

The city has excellent connectivity with the A38 dual carriageway connecting the city with the M5 at Exeter, whilst Plymouth railway station is on the Penzance to Paddington main line. The city has a large university approximately 0.25 miles from the property with a significant student population.

The accommodation is arranged on three levels with additional basement storage space and rear garaging.

## ACCOMMODATION

### Ground Floor

**Shop** – (5.68m frontage x 12.82m depth (maximum)).

This retail area is accessed from a pedestrianised section of Mutley Plain. The retail area is rectangular, the majority of which is open plan. The ceiling is an acoustic tile ceiling with inset fluorescent lighting and air-conditioning. At the rear is a part glazed partitioned office area which can be removed if not required.



### First Floor

**Office** – 4.2 m x 5.71 m (23.98 m<sup>2</sup>/258 ft<sup>2</sup>)

Situated at the front of the building the office has good natural lighting together with a suspended acoustic tile ceiling with fluorescent lighting.



**Store** – 1.5 m x 2.01 m (3.02 m<sup>2</sup>/33 ft<sup>2</sup>)

**Office** – 2.66 m x 3.4 m (11.58 m<sup>2</sup>/125 ft<sup>2</sup>)



### Second floor

**Kitchen** – 3.24 m x 4.3 m (12.2 m<sup>2</sup>/131 ft<sup>2</sup>)

At the front of the building this room has a range of fitted cupboards and base units.



**Store** – 4.28 m x 2.46 m (10.53 m<sup>2</sup>/113 ft<sup>2</sup>)

This room contains the air-conditioning equipment but could be used for storage purposes.

## **Outbuildings**

**Garage** – situated off the service access at the rear of the property of the garage is large enough for one or two cars.

**Store** – situated behind the garage is a storage area with kitchenette and WC.

## **TENURE**

The property is available by way of a full repairing and insuring lease at an asking rent of £30,000 per annum, the remainder of the terms to be agreed by negotiation between the parties.

## **RATEABLE VALUE**

The property has a rateable value of £19,250 effective from April 1<sup>st</sup> 2026.

## **ENERGY PERFORMANCE CERTIFICATE**

(in the course of preparation)

## **LEGAL COSTS**

Each party will bear their own legal costs.

## **VIEWING**

Strictly by appointment with the sole agents: -  
Ward Chowen Commercial (01822 855100).

## **NOTE**

**The mention of any services within these particulars does not imply that they are in full and efficient working order.**

## **PROFESSIONAL SERVICES**

Ward & Chowen (Chartered Surveyors) are able to offer landlords and tenants advice with regard to lease renewals, rent reviews and other matters related to the acquisition and occupation of commercial property. Please contact Neil Woolcock BSc (Hons) MRICS Chartered Valuation Surveyor for further information.

Ward Chowen Commercial for themselves and for the sellers of this property whose agents they are give notice that: - These particulars are set out as a general outline only for the guidance of prospective buyers/lessees and shall not form the whole or any part of an offer or contract. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employ of Ward Chowen Commercial has any authority to make or give any representations or warranty at all about the property. No responsibility can be accepted for any expenses incurred by prospective purchasers in inspecting this property if it is sold, let or withdrawn. Any plans included with these particulars are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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**01822 855100**