

UNIT C
COYPOOL RETAIL PARK
MARSHMILLS
PLYMOUTH
PL7 4TB

RETAIL WAREHOUSE PREMISES AVAILABLE



LOCATION

The Coypool Retail Park is situated on Coypool Road, in close proximity to the junction of the A38 and Plymouth Road (A374), approximately 3 miles from Plymouth Town Centre. The Marsh Mills Retail Park is located close by, with Currys are located at the entrance to Coypool Road.

The subject premises are adjacent to Harveys, whilst B&Q, Jollye's Pets and Furniture World are also represented within the scheme.

ACCOMMODATION

The premises comprise a purpose built retail warehouse being designed over ground floor level only, benefitting from rear servicing within an enclosed yard, comprising the following approximate gross internal floor areas:

Ground Floor GIA From :	921 sq m	(9,921 sq ft)
To:	1,843 sq m	(19,745 sq ft)

TENURE

The premises are available by way of an assignment of the existing lease, to expire 22nd March 2023, subject to an upwards only rent review due 22nd March 2013 and five yearly thereafter, at the passing rental equating to £14.00 per square foot, per annum exclusive.

RATES

We are verbally advised by the Local Rating Authority that the whole premises are assessed for rating purposes as follows:

Rateable Value: £280,000	UBR(2016/17) 49.7p	Rates Payable: £139,160
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VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

AN EPC AVAILABLE ON REQUEST

January 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

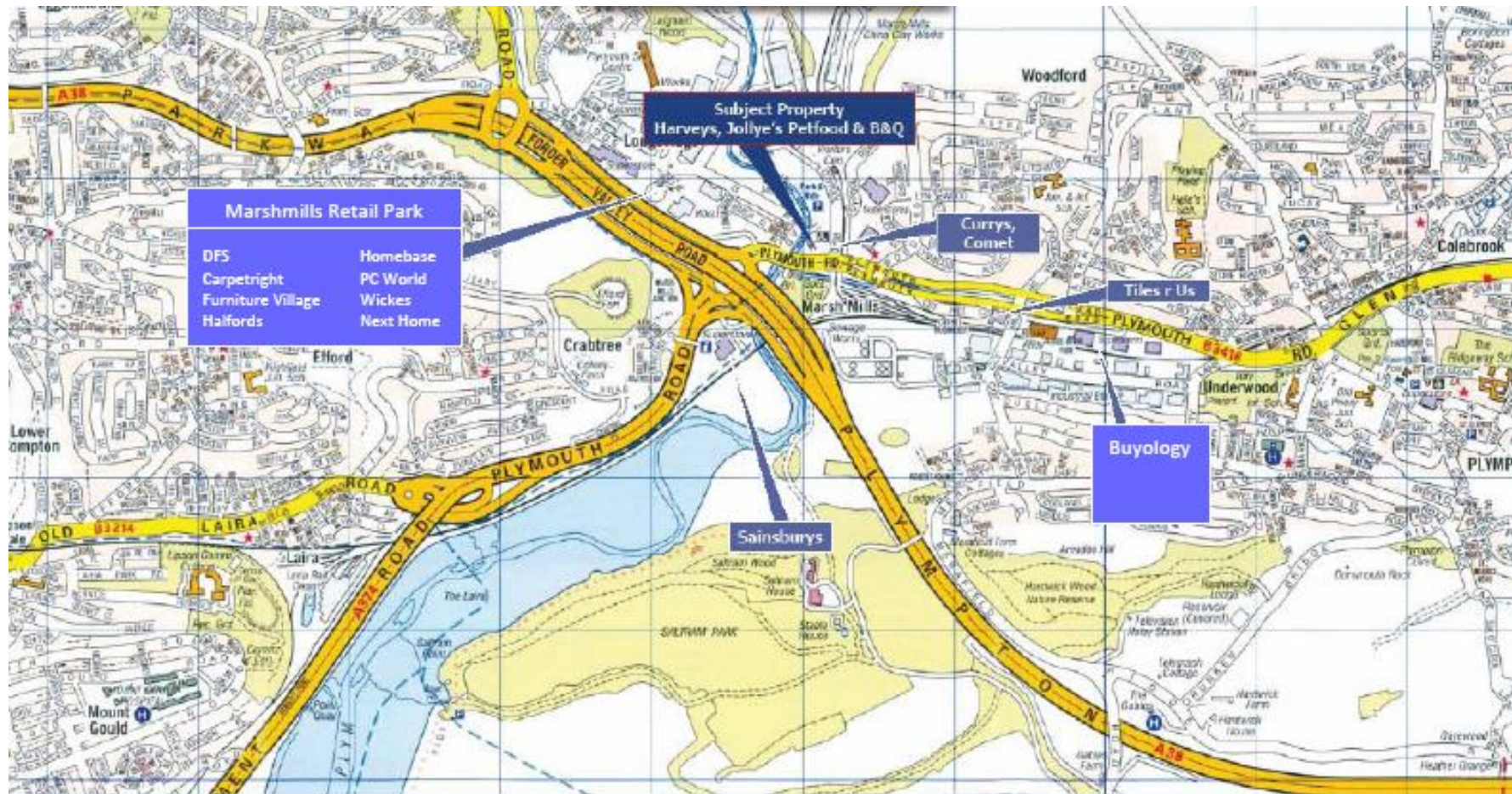


For further details:

020 7569 9900

www.SMART-4.co.uk

UNIT C, COYPOOL RETIAL PARK



Unit C, Coypool Retail Park • Plymouth • From: 921.6 sq m (9,921 sq ft) To: 1,843 sq m (19,745 sq ft)
Restricted A1 (non food) planning consent

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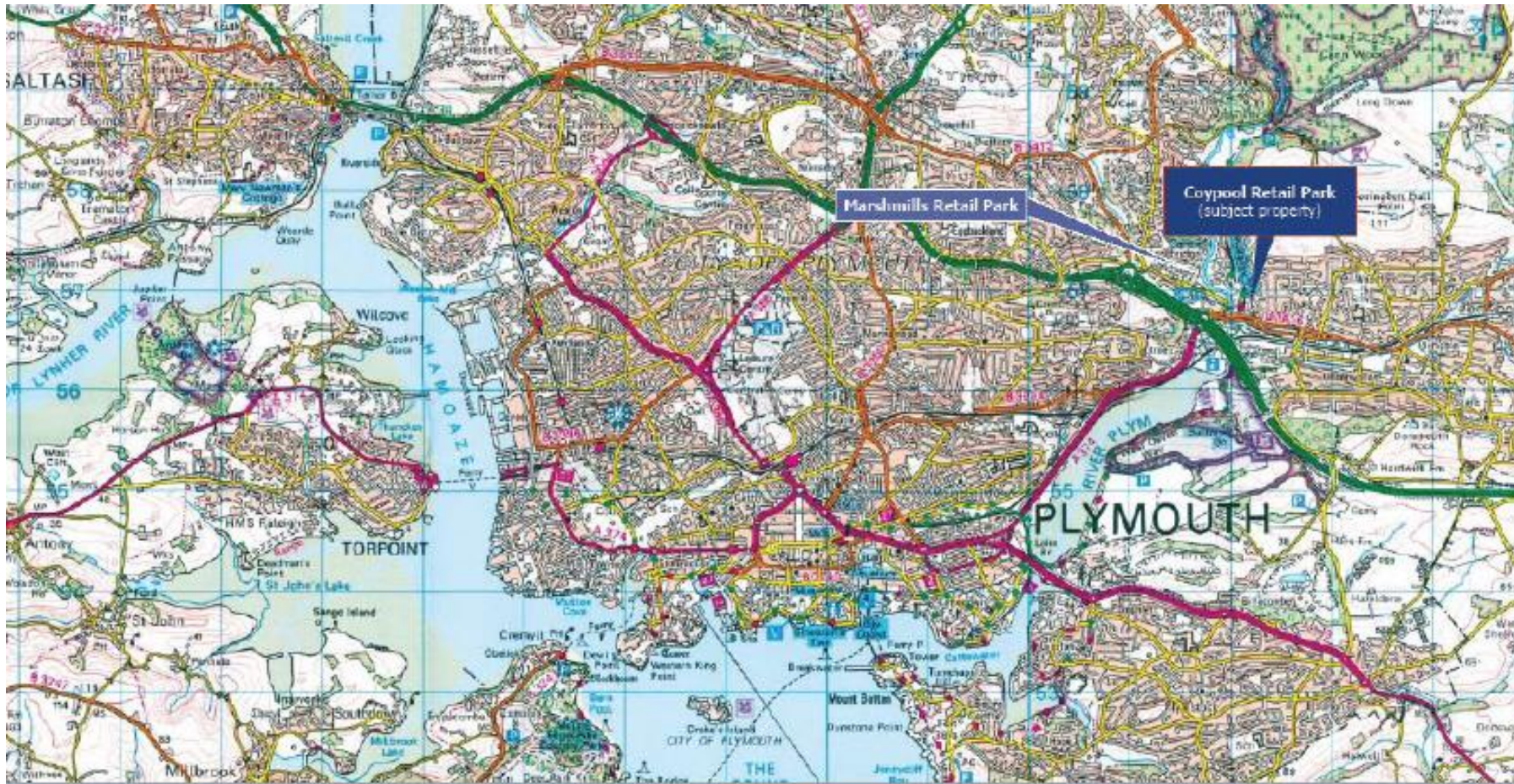


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