

TO LET (may sell)

Listers
PROPERTY CONSULTANTS

Trade Counter unit

Lister Close, Newnham Ind Est, Plympton,
Plymouth PL7 4BA

5,000-9,460 ft² / 465-879 m²

Portal frame warehouse/trade counter/showroom



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Location

Newnham is a thriving industrial estate within Plympton, a suburb to the North-east of Plymouth City centre (5 miles to the southwest), with its own town centre and community. The industrial estate has good links into Plymouth via the Marsh Mills junction of the A38.



Nearby occupiers include Chaplins, Aldi, Brewers, Marshall Audi, Ocean BMW, TPHire and Roofbase.

Description

Modern, detached portal frame warehouse with profile steel cladding and roof, comprising a showroom, warehouse and store with first floor stores, parking and yard with potential for more. The eaves height is 4.9m (minimum working height 4m), Roller shutter measuring 5.47m wide x 3.35m high.



Use

Currently distribution warehouse with ancillary trade counter. Quasi retail uses are considered potentially suitable due to the main road location. Planning permission will be needed for any retail use.

Accommodation

	ft ²	m ²
Showroom	1,647	153
Warehouse	6,759	628
Store	644	60
TOTAL	879	9,460

Male and female WCs plus mezzanine store.

Services

All mains services are supplied. EPC: C 69.



Business Rates

Rateable Value 2017: £28,000
UBR multiplier 2020/21: 51.2p in the £

Terms of Availability **subject to contract**

The property is available on a conventional new Tenant's Full Repairing and Insuring lease for a term to be agreed at a rent of £79,500pa. Consideration will be given to a sale of our client's freehold interest in excess of £1.2m.



Viewing

Strictly by appointment, during business hours.

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