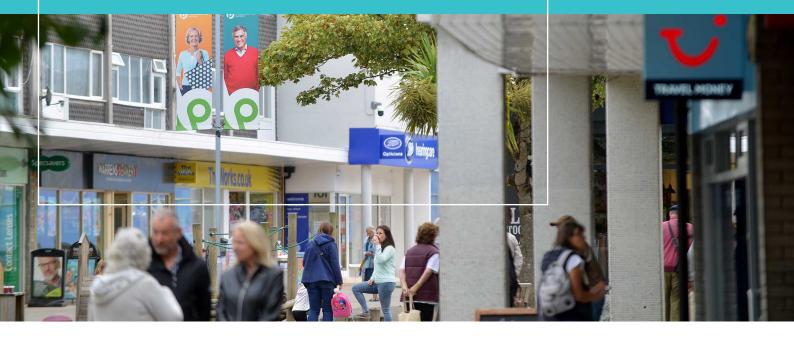


Plymstock, Devon | PL9 7AU

The Broadway Shopping Centre

Retail Units To Let From 603 SQ FT



AT A GLANCE





CAR PARK SPACES



0333 320 8111



UNIT	ACCOMMODATION	SIZE	RENT
4	Ground Floor	612 sq ft	£15,000 pa exclusive
19	Ground Floor	724 sq ft	£20,000 pa exclusive
43-45	Ground Floor	1,444 sq ft	£25,000 pa exclusive

Description

Just four miles from Plymouth City Centre, The Broadway is a well established shopping district that sits at the heart of the densely populated eastern suburbs of the city, consisting of national multiples as well as an ever growing line up of local independent retailers and food & beverage operators.

<u>Lease</u>

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

Service Charge

The service charge budget for the current year stands at approx £4.20 psf pa. A full service charge pack for each unit is available upon request.

Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit: www.gov.uk/calculate-your-business-rates

VAT

All figures quoted are exclusive of VAT.

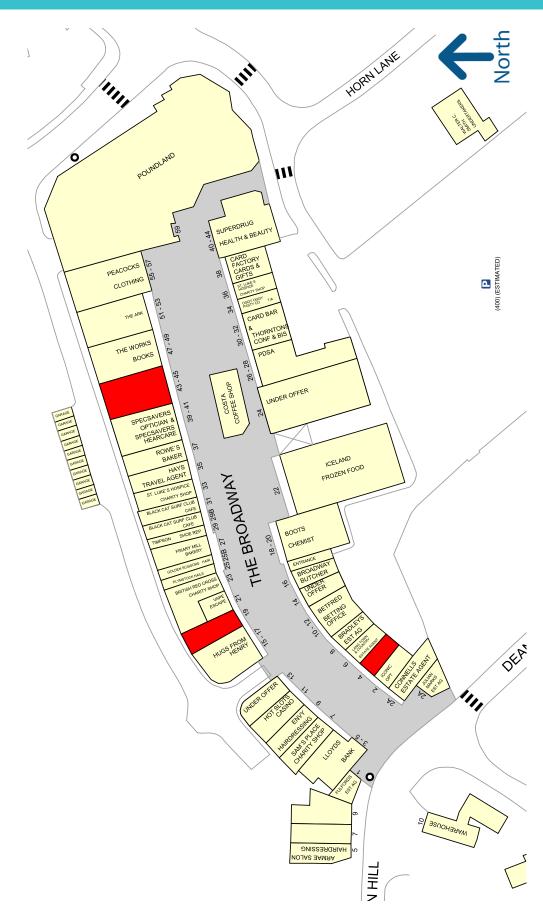
Further Information

For further information please contact:

Chris Hovington Praxis Retail chris.hovington@praxis.co.uk 07770 935529 Ian Shorrock Praxis Retail ian.shorrock@praxis.co.uk 07775 706388



0333 320 8111



Praxis Real Estate Management Limited (PREM) for itself and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. Reasonable checks have been made to ensure that the information is materially correct, but any intending purchaser or lessee should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement. 2/ No person in the employment of PREM has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless or therewise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is ingod condition, or that any services or facilities are in working order. 5/ Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, or any other consent has been obtained. 6/ Any areas, measurements or distances are only approximate. **Oct 2024**

0333 320 8111

praxisretail.co.uk