



**4 EGGBUCKLAND ROAD, MANNAMEAD, PLYMOUTH, PL3 5HE**

**TO LET £10,000pa.excl.**

**Listers**  
~ PROPERTY CONSULTANTS



**LOCATION:**

Situated in a prominent position at Henders Corner, Mannamead (corner of Eggbuckland Road and Mannamead Road) in a small terrace of shops/professional tenants, including an Estate Agent, a Premier convenience store & a Vape shop.

Henders Corner is in an affluent residential area, 1.6 miles north of Plymouth's Drakes Circus shopping and leisure centre, the Barcode and the University of Plymouth. It is located mid-way between Mutley and the A38 Devon Expressway via the A3250.

**DESCRIPTION:**

Number 4 has been subject to a full refurbishment with new high profile double glazed windows and door fronting the junction of Mannamead and Eggbuckland Road. Internally, new LED lighting and suspended ceilings have been installed to the front office (retail space), with lightwell and further lighting to the rear. A compact tea point and new WC can also be found to the rear. New LVT flooring has been installed.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 300sq.ft / 28sq.m

**LEASE TERMS:**

A new FR&I lease is available, on terms to be agreed, at a rental price of £10,000pa.excl.

**VAT:**

We understand that the building is not elected for VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £4,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (91).

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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