

**TO LET**

**Listers**  
PROPERTY CONSULTANTS

# Retail Shop/office

Unit 2, 15 Frogmore Avenue, Eggbuckland,  
Plymouth PL6 5XH

Adjacent to busy convenience store  
667ft<sup>2</sup> / 62m<sup>2</sup>      40 parking spaces



Tel: 01752 222135  
Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

[www.listers.uk.com](http://www.listers.uk.com)

## TO LET

### Location

Eggbuckland is a relatively affluent suburb of Plymouth, near the geographical centre of the city and just to the north of the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and the motorway network, 35m to the north-east. The city centre is approx 4 miles to the south and the nearest supermarket is at Marsh Mills, 1.5 miles away.

Eggbuckland Village is mainly residential with a church, pub, fish and chip shop, primary school and places of worship. The property occupies a prominent position by a busy road junction, immediately adjacent to a busy Co-op convenience Store and a school.



### Description

The property comprises one of a pair of modern shop/office units within a detached mixed use building converted to a pair of retail shops with two flats over. It sits on a site of just over an acre, which provides tarmac-surface parking for at least 40 cars, including disabled parking.

Of conventional masonry construction, with part brick and part rendered elevations, the property has a newly replaced flat asphalt roof. New shop fronts and a walkway have been installed.

### Accommodation

Unit 2 62m<sup>2</sup> 667ft<sup>2</sup> AVAILABLE

Externally there are 40 shared parking spaces including 2 disabled persons' spaces.

### Business Rates

Estimated Rateable Value: £9,000  
UBR multiplier 2019-20: 49.1p in the £

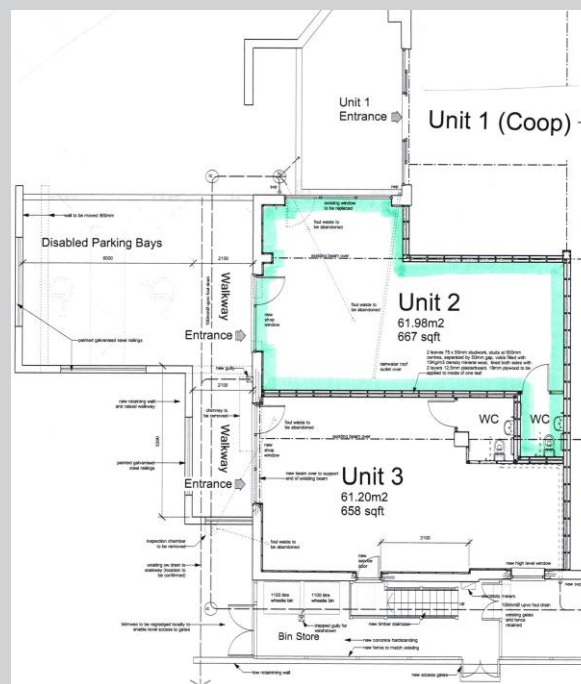
### Energy Performance

EPC: A 23



### Use

The property has planning consent for A1 retail and is thought also suitable for B1 office, A2 (financial services) or A3 (cafe) use (subject to planning consent) but NOT hair/beauty.



Plan to show potential split as two shops

### Terms of Availability (subject to contract)

The property is offered by way of a new head lease, for a term of years to be agreed at annual rent of £9,780pa + VAT, subject to term/covenant.

### Viewing

Strictly by appointment via sole agent, Listers.

Tel: 01752 222135

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

[www.listers.uk.com](http://www.listers.uk.com)

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.

All Rights Reserved. COPYRIGHT LISTERS Ltd 2019. Registered in England  
Company Number 8473324 VAT no 159 0357 01