

726 sq.ft
(67.4 sq.m)



TO LET - AVAILABLE IMMEDIATELY

M UNIT 3

///shin.awards.jams
Woolwell Local
Plymouth, Devon
PL6 7JW

Local Occupiers Include



Premier

WOOLWELL LOCAL

UNIT 3

DESCRIPTION

Unit 3, Woolwell Local forms part of a well-established neighbourhood retail centre serving the densely populated residential area of Woolwell, to the north of Plymouth. The scheme provides a strong local convenience offer and acts as an important day-to-day destination for the surrounding community.

TOTAL	726 sq.ft	(67.4 sq.m)
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RENT

Rent £16,000 +VAT.

BUSINESS RATES

Rateable Value: £10,750

SERVICE CHARGE & INSURANCE

Service Charge: £2,177

Insurance: £100

ENERGY PERFORMANCE

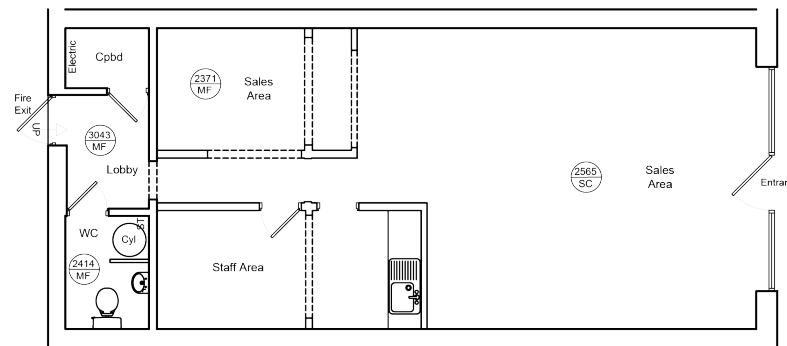
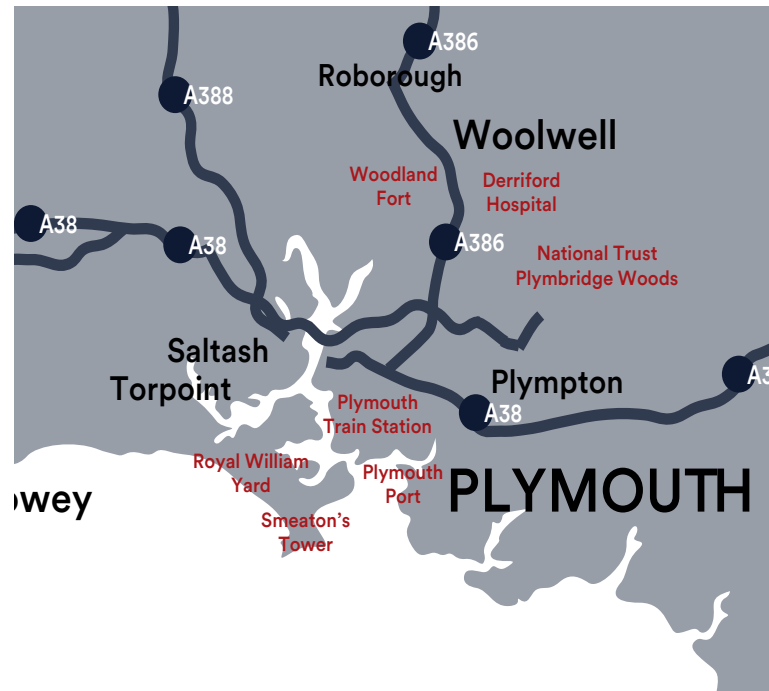
EPC: B. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Retail Units On-Site



726 sq.ft

Unit Area



What Three Words
shin.awards.jams



35+

Parking Spaces



24

Minutes from
Plymouth City Centre



28

Minutes from
Plymouth Train Station

WOOLWELL LOCAL

SITE PLAN



George Watson

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HedgeLand

PROPERTY CONSULTANTS

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