

726 sq.ft
(67.4 sq.m)

TO LET - AVAILABLE IMMEDIATELY

UNIT 3

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

Local Occupiers Include

PIZZA PAPA JOHN'S

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)**

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

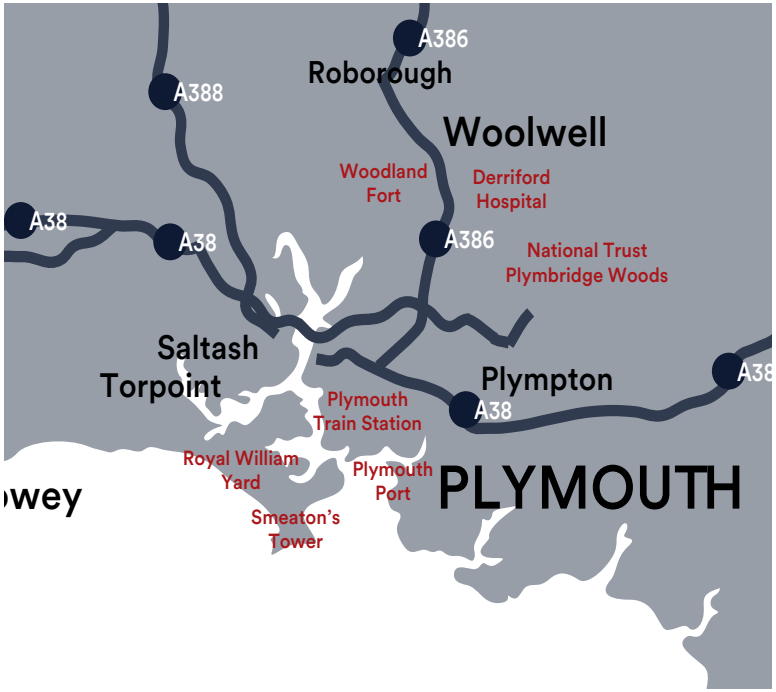
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

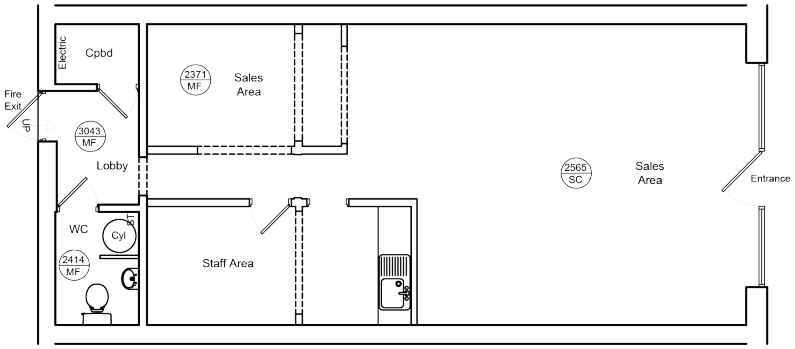
LEGAL COSTS

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

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.





35+
Parking Spaces

24
Minutes from Plymouth City Centre

28
Minutes from Plymouth Train Station



6
Retail Units On-Site

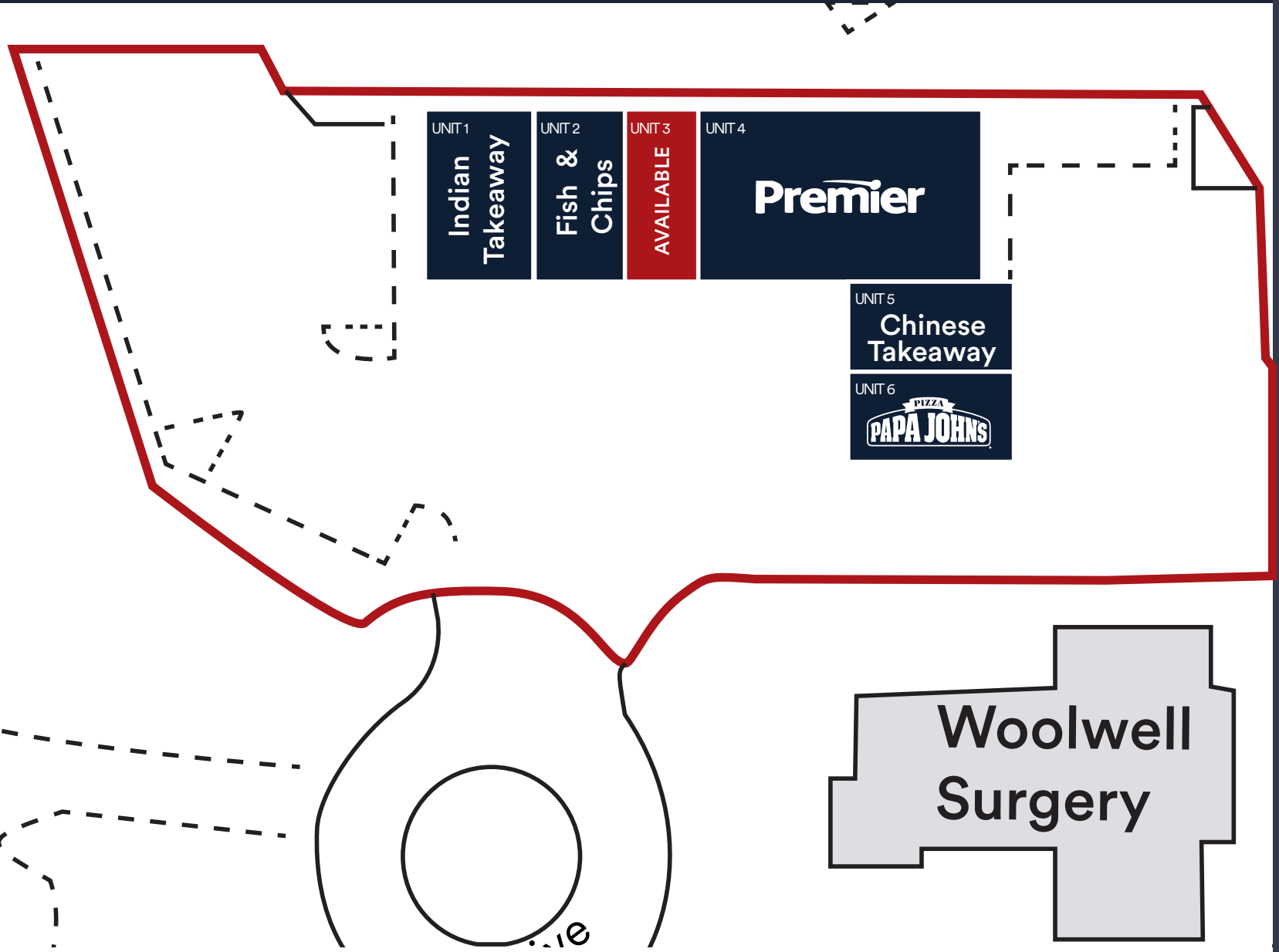
726 sq.ft
Unit Area

What Three Words
shin.awards.jams

WOOLWELL LOCAL

SITE PLAN

mcoreproperty.com



M Core
LCP UK



Freddie Myatt
01384 400123
07769 459887
FMyatt@lcpproperties.co.uk

HedgeLand
PROPERTY CONSULTANTS

Javan Spencer
07779 284460
js@hedgeland.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permited by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

37195 NOV 2026