

UNIT 6

///lasted.wooden.metro
77a Upland Drive
Derriford, PL6 6BE

Occupiers Include

SPAR

POST OFFICE®

UNIT 6

UPLAND DRIVE, DERRIFORD



Description
The unit, currently used as consulting rooms, is a single storey lock-up predominantly open plan with Kitchenette/WC to the rear and gas heating installed. There is loading access to the rear and customer car park to the rear of the property.

Area
736 sq ft (68.4 sq m).

Rent
£15,000 per annum.

Rates
The Rateable Value is £ £11,500 (April 2026 list).Interested parties should make enquiries from Plymouth City Council regarding Business Rates.

Services
The unit has electricity connected.

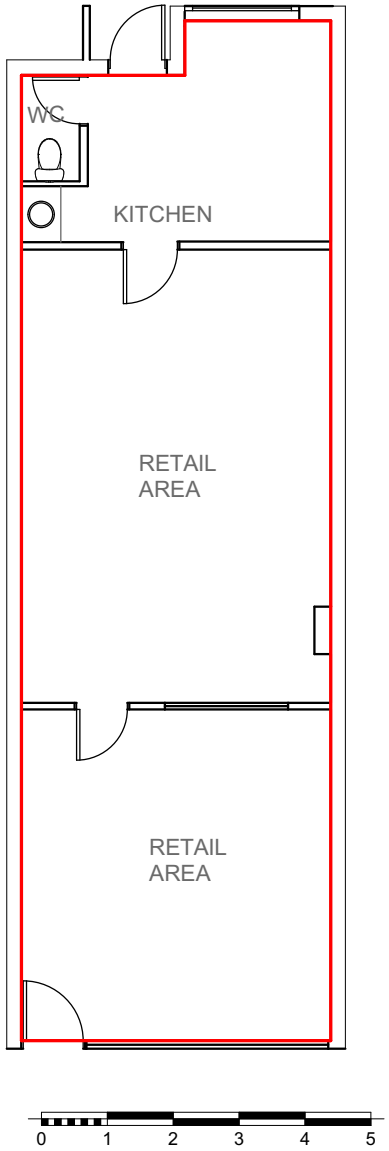
Service Charge and Insurance
This unit participates in a service charge £1,800 per annum. Insurance £320 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Further information is available on request.

Planning
Current planning is within Class E. 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.



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Lettable Retail Units On-Site

6,589 sq.ft
Total Area

What Three Words
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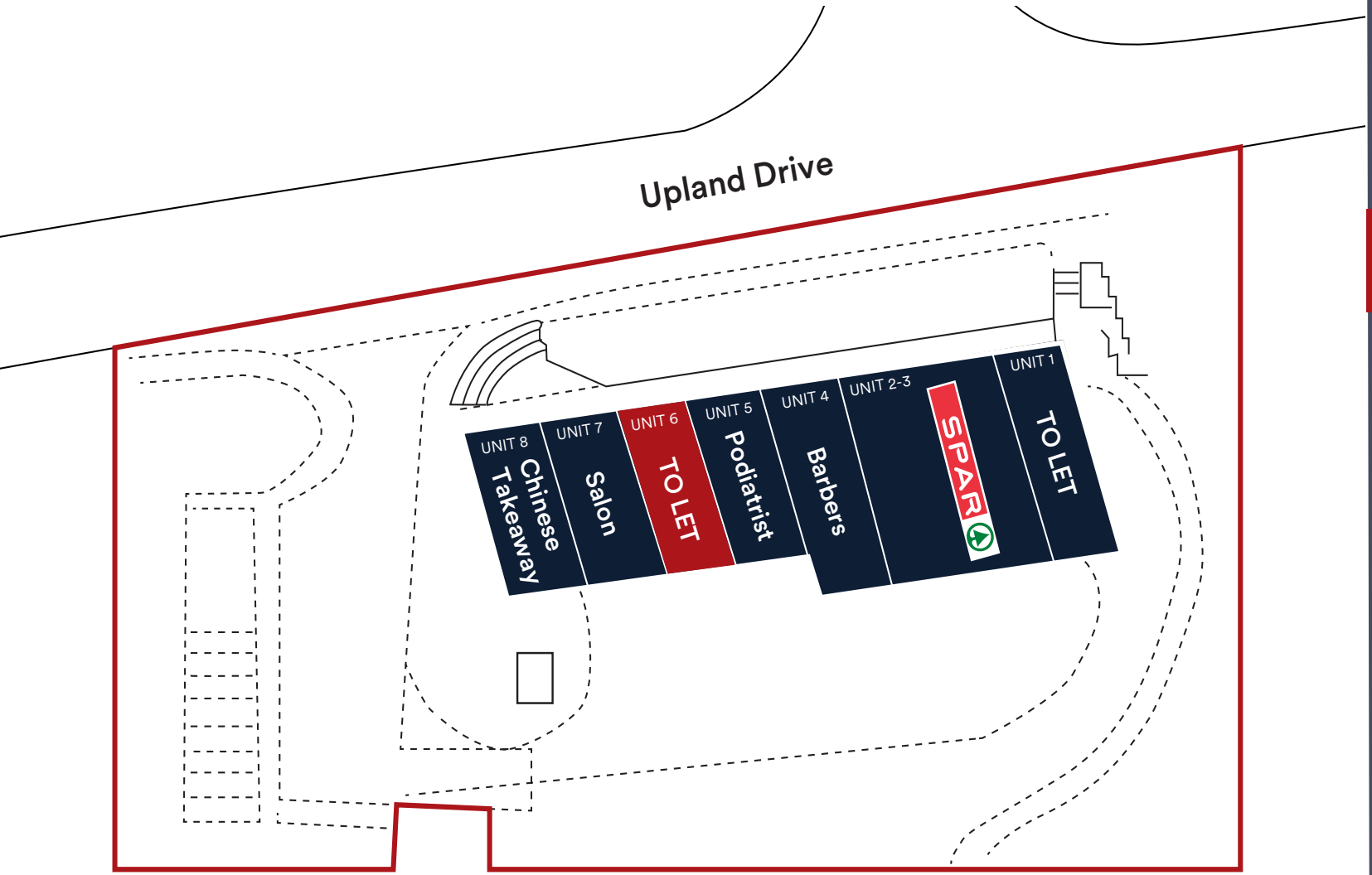
UPLAND DRIVE, DERRIFORD



M Core
LCP UK



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

VIEWING
Strictly via prior appointment
with the appointed agents:

HedgeLand
Property Consultants

Javan Spencer
07779 284460
js@hedgeland.co.uk

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