



6 Aylwin Close

Plympton, Plymouth, PL7 2AD

Retail opportunity

3,952 sq ft

(367.15 sq m)

- Nearby occupiers include Tesco Express, Day Lewis Pharmacy, The Lord Louis Pub and the adjoining Funeralcare.
- Prominent corner location at the junction of Glen Road and Moorland Road.
- Car parking included.
- Can be offered fully stripped out.

Summary

Available Size	3,952 sq ft
Rent	£29,500 per annum
Business Rates	To be assessed.
EPC Rating	Upon enquiry

Location

The unit sits on the corner of Glen Road and Moorland Road with access into the unit’s car park from Aylwin Close to the rear. Glen Road is the predominant arterial route through Plympton, a suburb of Plymouth, Devon; located around 5 miles to the east of the City Centre. Plympton has a mix of retail (predominantly the Co-Op anchored Ridgeway) and industrial (Newnham Industrial Estate) amongst the extensive residential.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,230	207.17
1st	1,722	159.98
Total	3,952	367.15

Description

Once cleared, the unit will consist of an open trading area that would suit a number of uses, along with a first floor area formerly used as bar space.

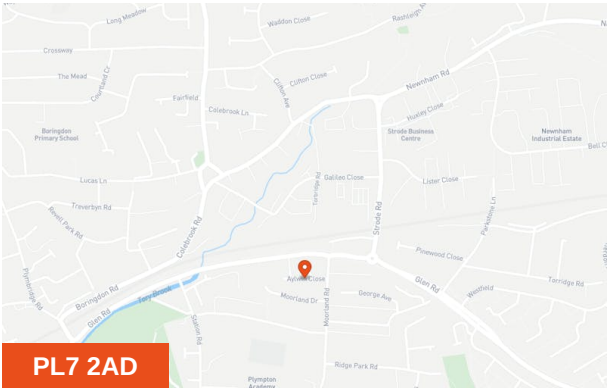
To the front is a car park that is shared with the Co-op Funeralcare, but with a number of space to be demised.

Terms

Available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Planning

The premises were last used as a sports facility. We encourage all Class E uses, or others subject to consent.



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Viewing & Further Information

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