



# For Lease

**ASDA**

Unit 4, Estover District Centre, Leypark Drive, Estover, Plymouth

- New Lease
- Rent: £ 13,000 per annum
- 586 sq. ft.





## Location

Plymouth is a coastal port located on the south Devon coast. The city is recognised as the second largest commercial centre in the south west of England, after Bristol. Approximately 244 miles south west of London, 120 miles south west of Bristol and 45 miles south west of Exeter.

Plymouth benefits from good road communications with principal access via the A38 Devon Expressway which links with the M5 Motorway at Exeter providing access to the national motorway network.

The unit is situated next to Boots Pharmacy, ASDA Pharmacy and Post Office and near Jolly Miller public house.

## Description

Unit 4 is a 586 sq ft retail unit adjacent to the main Asda store. A glazed front (4.8m) with double doors to unit, plus a small recess.

The property has a rear service yard and rear service lane with parking for circa 2 car parking spaces.

## Accommodation

Area	Imperial	Metric
Ground Floor	586 sq. ft.	54.45. sq m

## Rent

£13,000 per annum.

## Service Charge

Available on request.

## Rating Assessment

The rateable value for 1 April 2017 has been set at £12,000.

## Legal Costs

Each party to bear its own costs.

## EPC:

D: 77

## Tax

VAT will be payable on the rent.

## Viewing & Further Information

Property inspection and viewing strictly by appointment.

### JLL

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