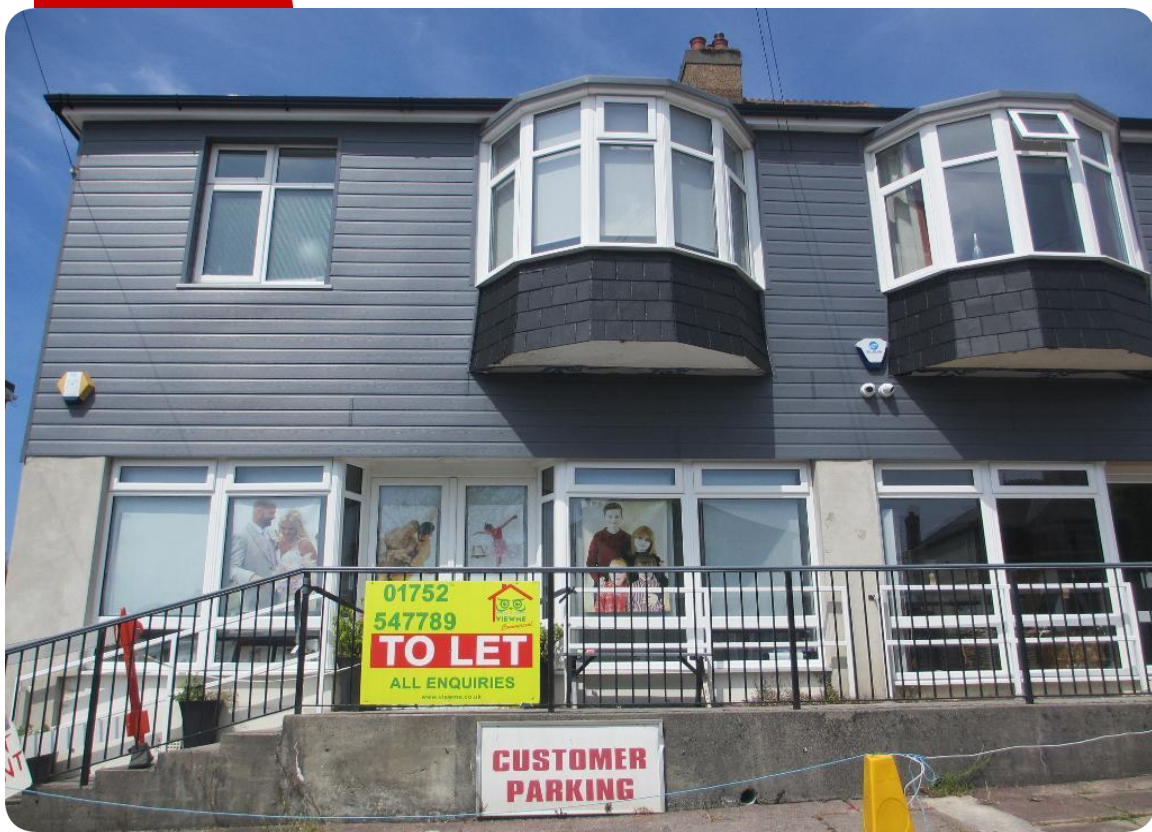




**Let**

**Victoria Road, St Budeaux, Plymouth PL5 1RZ**



**Fixed Price £1,100 per month**

**Commercial Property**

- ✓ Recently Refurbished Retail/Office Space
- ✓ Located within small district centre
- ✓ Main area currently split into two parts
- ✓ Kitchen Area to the rear
- ✓ Cloakroom & Shower
- ✓ Access to the rear of the property
- ✓ 2 x Off Road Parking
- ✓ Gas Central Heating

**Energy performance certificate (EPC)**

133 Victoria Road PL5 1RZ	Energy rating: <b>B</b>	Valid until: 13 November 2023 Certificate number: 9749-2972-2933-2361-8639
Property type	Retail/Financial and Professional Services	
Total floor area	60 square metres	

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy efficiency rating for this property**  
This property's current energy rating is B.

**How this property compares to others**  
Properties similar to this one could have ratings:  
If newly built: **A**  
If typical of the existing stock: **C**

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   E	45   E
21-38	F		
1-20	G		

## Description

This office/retail space is currently divided into two areas - front area currently utilised as a photographic studio and a small separate office/retail area currently utilised as Photographic Studio Set (temporary structure). Rated at 923 sq/ft total area, plus kitchen and staff toilets.

The property has double glazed doors to the front and the rear of the property with good sized advertising window space to the front.

To the back of the property there is a kitchen area with gas hob and boiler with space for a washing machine or dishwasher.

There is also a cloakroom and shower.

## Location

The popular area of St Budeaux is within easy reach of Plymouth City Centre and the Parkway leading into Cornwall.

This property is close to local amenities including St Budeaux Square where you will find a Public Library, Co-op(with Post Office) & Lidl, Takeaway establishments, Pharmacy, Newsagents, Bakery, Butchers and Hair Salons.

Towards the area of higher St Budeaux you can find a Chinese takeaways, Launderette, Hair & Beauty Salons, Barbers, Dog Grooming and small convenience stores.

## Ground Floor

**Main Office/Retail Space -**

**Smaller 'back office/retail' space -**

**Kitchen (with shower cubicle) -**

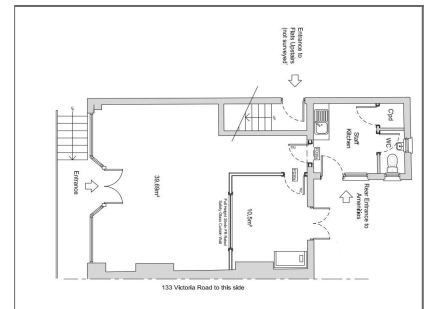
**Cloakroom -**



Cloakroom



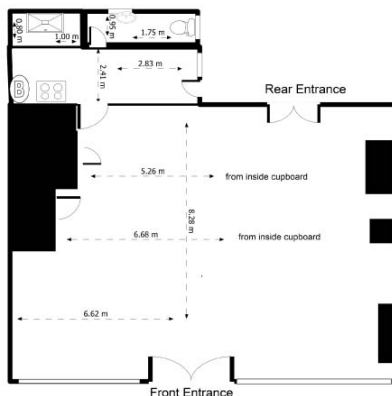
Kitchen Area



Current Floorplan (not drawn to scale)



## Floorplans



THIS PLAN IS NOT DRAWN TO SCALE

Original FloorPlan (Not Drawn to Scale)

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   E	45   E
21-38	F		
1-20	G		

## Additional Information

Rent: £1,053.00pcm

Service Charge & Insurance: £41.66pcm (2023/2024) - awaiting new 2024/25 figures.

Deposit: One Month's Rent

Lease Term - Negotiable.

Property currently split into two planning classes - Front: Class 'E' - Rear 'Temporary' room - Class: Sui Generis therefore planning permission may be required to return the rear area to 'Class E'.

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