



To Let

120 – 122
Cornwall Street, Plymouth
PL1 1NF

Two retail units with first floor ancillary
above 122

Prominent city centre location

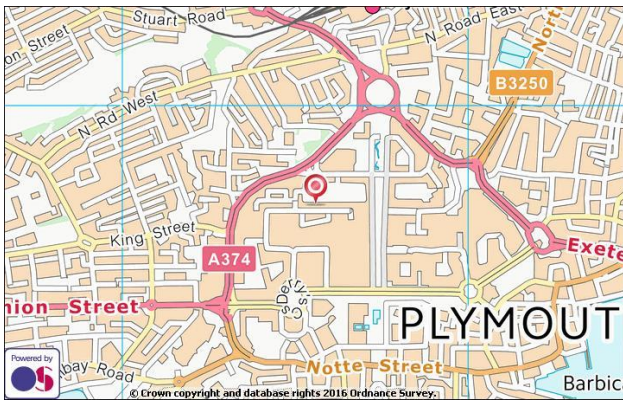
Ground Floor Sales Areas
120: 91.97 sq m / 990 sq ft
122: 87.98 sq m / 947 sq ft

Asking rents
120: £14,000 PAX
122: £18,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Location & Description

The city of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 inhabitants and is the largest city in the South of England west of Bristol. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations.

The subject property is located within Plymouth's retail core within a secondary retail pitch on the northern side of Cornwall Street to the left of its junction with Armada Way. Cornwall Street provides services and access to retail units to the west of the subject property.

Cornwall Street is a home to many national and local operations including the like of Superdrug, Clarks, Specsavers, Café Nero, Card Factory and Boots.

The accommodation comprises of two ground floor retail units both with sales areas and staff facilities. Unit 122 has a first floor storage area which runs above both retail spaces.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

120		
Ground Floor	91.97 sq m	990 sq ft
122		
Ground Floor	87.98 sq m	947 sq ft
First Floor	166.57 sq m	1,792 sq ft

Tenure

The premises are available by way of new leases, length negotiable, drawn on equivalent full repairing and insuring terms.

Rateable Value

We understand that unit 120 is shown in the 2017 Rating List has having a rateable value of £13,500 whereas unit 122 is listed as £12,750. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C (69)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *However, we suggest all interested parties make their own enquiries.*

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 10705



Plymouth Office

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