

SHOP TO LET

Plymouth

10 New George Street



Location

Plymouth is the largest city in the South West peninsula with a primary catchment population of 471,000 people and an estimated shopping population of 359,000 people.

The property is located close to the principle entrance to Drakes Circus Shopping Centre which is anchored by **Marks & Spencer**. The premises are directly adjacent to **Clintons**. Other nearby retailers include **Costa**, **Debenhams**, **Dorothy Perkins**, **Regatta**, **White Stuff** and **Ann Summers**.

The Landlords have recently secured planning consent for A3 Restaurant use as well as retail if required.

The premises are arranged over ground, first and second floors and provides the following approximate net internal floor areas:

| | | |
|-------------------------------|-----------|-------------|
| Ground Floor Sales | 217 sq m | 2,336 sq ft |
| First Floor Sales | 71.4 sq m | 1,846 sq ft |
| First Floor Store | 28.5 sq m | 307 sq ft |
| Second Floor ancillary | 82.3 sq m | 886 sq ft |

Rent

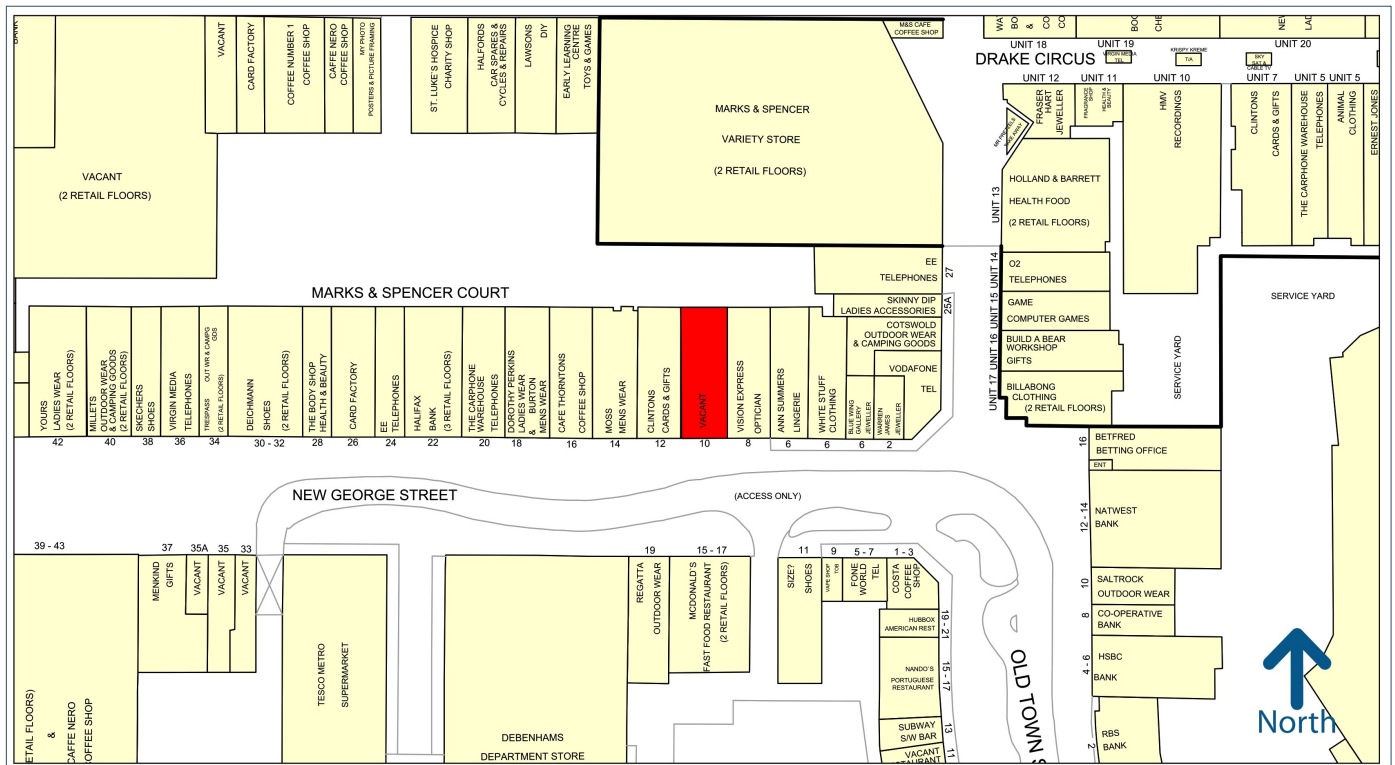
Terms on Application.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

| | |
|---------------------|----------|
| Rateable Value 2017 | £148,000 |
| UBR 2019/20 | 50.4 p/£ |
| Rates Payable | £74,592 |

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure

A new full repairing and insuring lease for a term to be agreed subject to five yearly upwards only rent reviews.

EPC

Available upon request

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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