

**William
Lean**

Commercial Property and Development Consultant

01752 228800

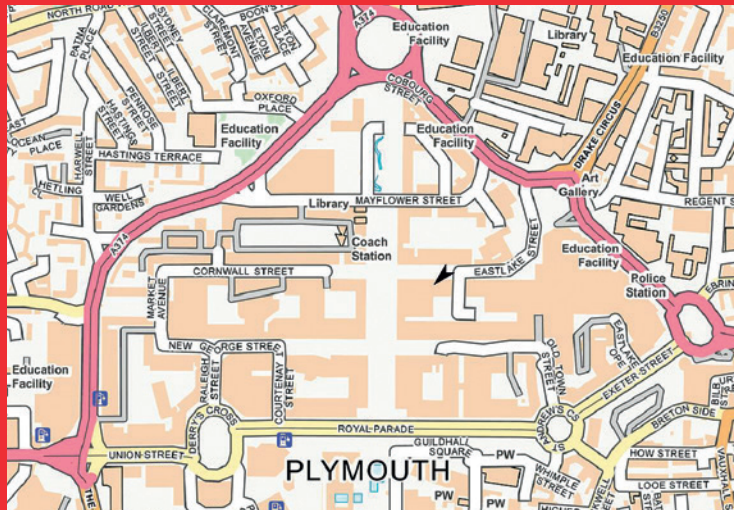


31 Cornwall Street, Plymouth PL1 1LP

- Ground floor sales 123 sq m - 1,324 sq ft
- First floor trading 110 sq m - 1,180 sq ft
- Prominent City Centre location
- Close to Marks & Spencer and Drake Circus Shopping Mall

TO LET

www.williamlean.com



Location

Plymouth, Britain's Ocean City, is the largest city on the south coast of England and only some 45 miles west of Exeter. Cornwall Street is situated within the main central pedestrianised part of the city centre shopping district close to Marks & Spencer and the Drake Circus shopping centre.

Description

The property fronts onto Cornwall Street and has rear delivery access. It is arranged over two floors with the ground floor retail area of a regular rectangular shape. Stairs at the rear lead up to the first floor which has potential for retailing or stock / storage and has male and female WC and staff kitchenette facility.

Planning

Internal width	5.58m	18'4"
Shop depth	22.05m	72'4"
Built depth	23.41m	76'9"
Ground floor sales	122.9 sq m	1,324 sq ft
First floor sales / stock	109.7 sq m	1,180 sq ft
Male & Female WCs		

Services

Mains electricity, water and drainage are understood to be connected to the premises.

Business Rates

The Valuation Office Agency website confirms that the property is currently assessed as "shop and premises" with a Rateable Value of £43,500.

The small business rate multiplier for 2018/19 is 48.0p/£1 RV meaning a payable for the year of £20,880.

Energy Performance Certificate

The property has an EPC assessment within Band C with a score of 73.

Planning

The existing use is A1 retail but alternative uses within A2 and A3 will be considered, subject to securing the appropriate planning consent.

Lease terms

The property is available by way of a new lease on full repairing and insuring terms.

The length of lease is negotiable, but ideally the landlord is proposing a 5 year term.

Rent

On application to the Agents.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

VAT

Will be charged on the rent.

Viewing

By appointment with the Joint Sole Agents:



Contact William Lean
07711 626028
info@williamlean.com



Contact Chris Ryland
07917 276772
chrisryland@sccplymouth.co.uk

'William Lean supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.'

WILLIAM LEAN for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that:

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- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.