



To Let

31 Cornwall Street,
Plymouth, PL1 1NW

Ground floor retail unit with first floor ancillary

12 Months' Rent Free *Subject to Covenant

Prominent city centre location

Ground Floor Sales Area: 123.5 sq m (1,329 sq ft)

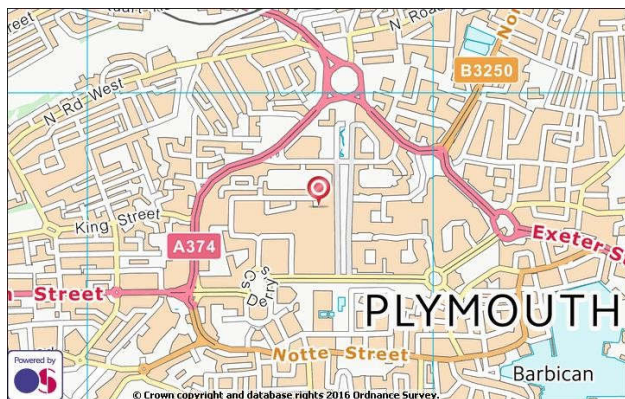
Rent: £45,000 PAX

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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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 partly pedestrianized 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. It is effectively a cul-de-sac from the viewpoint of vehicle traffic being accessed via Raleigh Street to the south west, although there is a service lane.

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

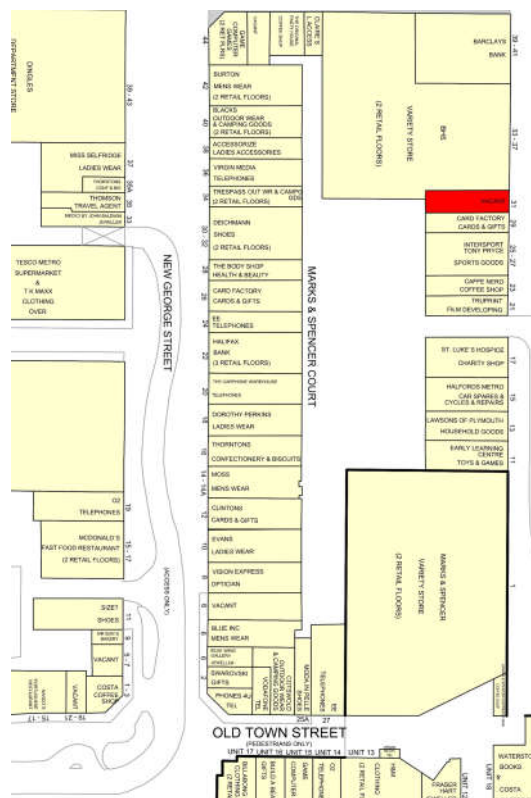
The accommodation comprises a two storey retail unit. The ground floor provides a clear retail sales area. The first floor is accessed from a staircase to the rear providing storage, office accommodation and staff facilities.

Accommodation

Ground Floor Sales Area:	123.5 sq m	1,329 sq ft
Gross Frontage:	5.45 m	18 ft
Net Frontage:	5.25 m	17 ft
Shop Depth:	21.15m	69 ft
First Floor:	112.8 sq m	1,215 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £45,000 pax.



Rateable Value

The property is assessed under the 2017 Rating List has having a Rateable Value of £43,500. 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 property has been rated **C (73)**.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

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: 11084



Plymouth Office

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