



# To Let

67 New George Street,  
Plymouth PL1 1RJ

Ground and first floor retail unit with second floor ancillary

Busy city centre shopping parade location

Sales Area: 1067.45 sq m (11,490 sq ft)

Rent: On application

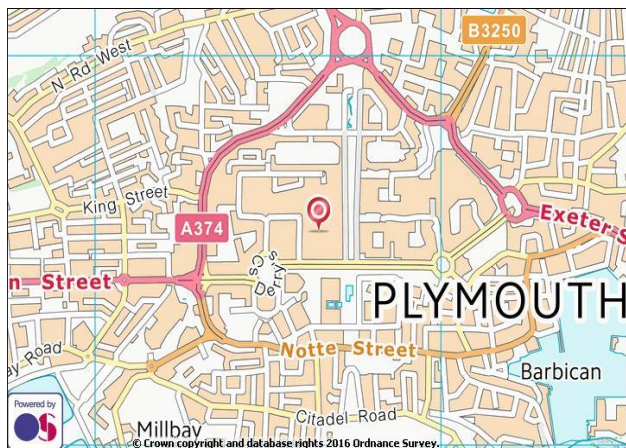
Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

**(01752) 670700**

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest retail centres in the south west with a residential population of approximately 250,000. The city is situated on the eastern bank of the Tamar estuary and served by rail, flight and ferry links to national and European destinations.

The property is located in the heart of Plymouth City Centre, occupying a prominent position in the middle of New George Street. This busy location houses retailers including the likes of Poundland, Plymouth City Council First Stop Shop, Superdrug, McDonalds, Burger King, Vodafone, Costa Coffee, Greggs and WH Smith, along with many other national and regional operators.

Benefiting from a substantial frontage to New George Street, the property is one of three adjoining retail shops with a brick façade under a pitched roof. The unit comprises a ground and first floor retail unit with ancillary storage/office accommodation on the second floor.

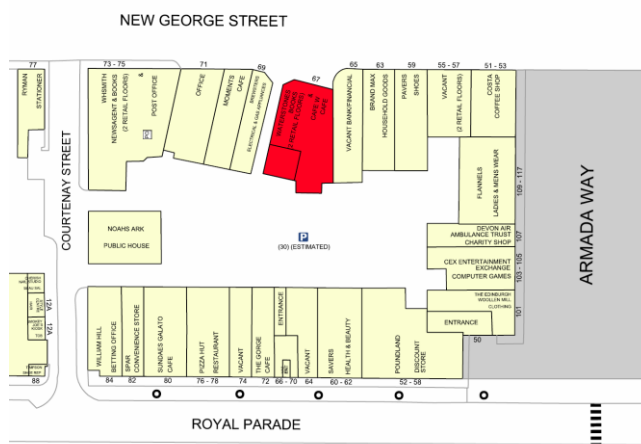
The unit is serviced from the rear of the property with direct access on to the pay and display car park.

## Accommodation

|                        |             |             |
|------------------------|-------------|-------------|
| Ground floor sales     | 328.13 sq m | 3,532 sq ft |
| First floor sales      | 459.31 sq m | 4944 sq ft  |
| Second floor ancillary | 280.01 sq m | 3,014 sq ft |

## Tenure

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



## Rateable Value

The property is shown in the 2017 rating list as having a Rateable Value of £106,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (Epc)

An EPC is currently being carried out for this property.

## 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.

## Joint Agents

Nicola Pring  
Savills  
0117 910 2200

Chris Ryland  
Stratton Creber Commercial  
01752 670700

Ref: 12212



### Plymouth Office

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