



PLYMOUTH  
CROSS

THE REBIRTH OF  
PLYMOUTH'S  
WEST END

UP TO 20,300 SQ FT GROUND FLOOR RETAIL / LEISURE UNITS  
CONFIGURED TO SUIT INDIVIDUAL REQUIREMENTS

# TO LET

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Plymouth Cross is another exciting phase of the West End retail regeneration.

**The development will comprise 64,625 sq ft of retail / leisure accommodation (c.54% already let), a 110 bed hotel pre-let to Premier Inn and 500 high end student rooms.**

Positioned in the heart of Plymouth city centre with frontage onto New George Street, Plymouth's prime retail pitch and opposite Derry's Cross, the development offers a fantastic opportunity to acquire retail and leisure space in this well known landmark building.

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# CENTRAL LOCA+ION

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Plymouth is one of the largest conurbations in the South West with a resident population of circa 260,000 which is expected to rise to more than 300,000 by 2026. The city ranks as the region's second largest city centre after Bristol and has a retail catchment of 720,000.

Plymouth boasts a particularly high student population with approximately 30,000 full time students. Plymouth is also a major tourist destination with circa 5.5million annual visits drawn to the largest port city on the south coast, one of Europe's finest natural harbours, which will shoot into international prominence in 2020, marking the 400<sup>th</sup> anniversary of the Mayflower sailing to America.

## + PLYMOUTH CROSS

### RETAIL

- 1 Pannier Market
- 2 Drake Circus

### ENTERTAINMENT

- 3 Theatre Royal Plymouth
- 4 Plymouth Pavilions

### EDUCATION

- 5 Plymouth University
- 6 Plymouth College of Art

### TRAVEL

- 7 Railway Station
- 8 Bus Station

### LEISURE

- 9 Beaumont Park
- 10 Victoria Park
- 11 Hoe Park

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# PERFECT SITUA+ION

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Plymouth Cross is situated within the former Derry's department store building at the heart of the city, adjoining the principal retailing thoroughfare (New George Street) and Royal Parade / Derry's Cross.

There has been a vast amount of focus on the West End retail / leisure sector of Plymouth to release its full potential through substantial and targeted investment. The city's vision for the West End is to create an attractive gateway and pivot, spread the influence of the Theatre Royal, make the area more visible and accessible, introduce high quality living, improve the quality of the streets, create outstanding new civic spaces and capitalise on the regeneration of Millbay.

Plymouth City Council has also committed £27 million over the next five years to assist in public realm improvements in the city centre.

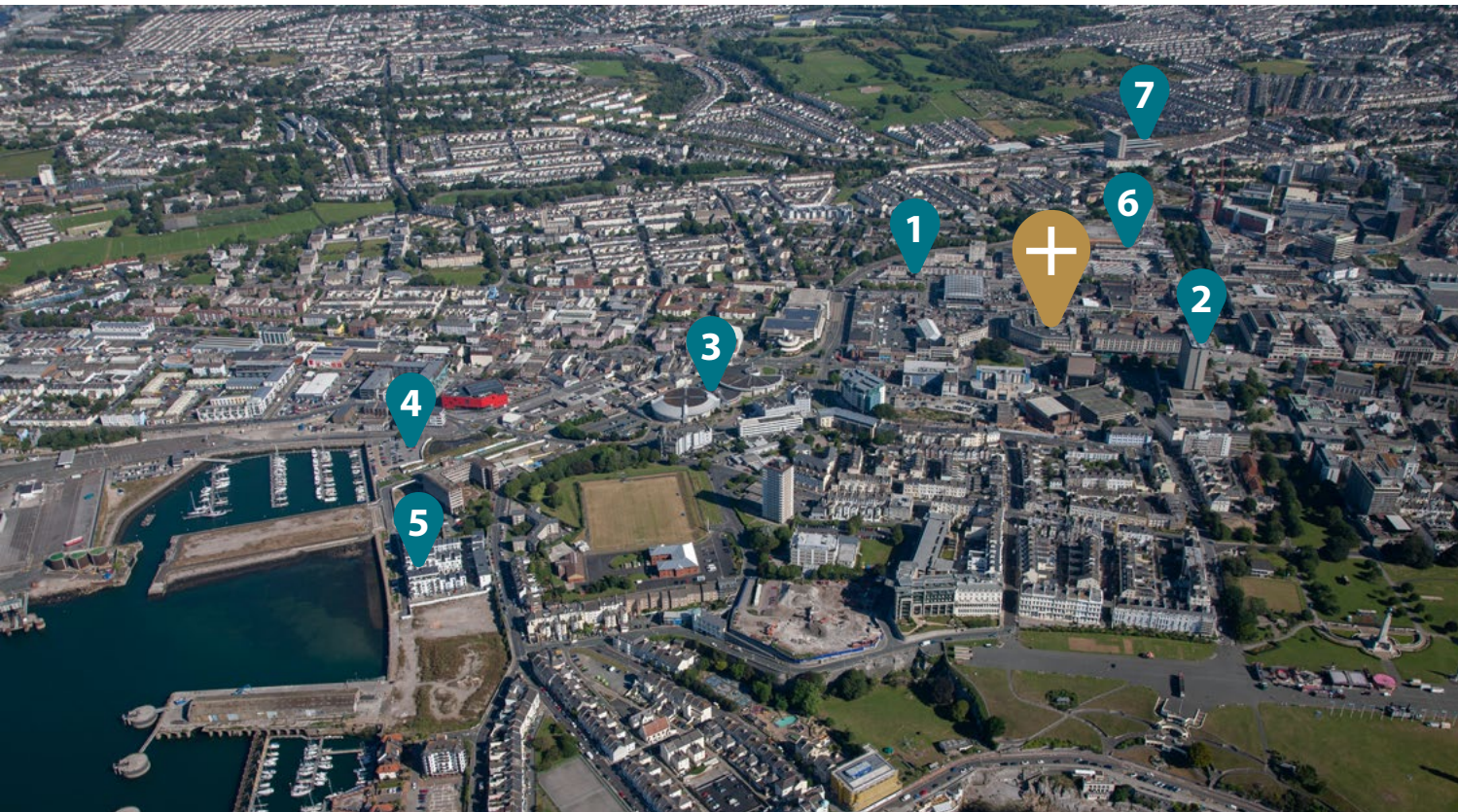
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SITUATION

# A BRIGHT OU+LOOK

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Aerial of Plymouth ↓



Plymouth Cross is a landmark building surrounded by the city's existing primary retail and leisure core.

Its occupiers will have an entirely unique opportunity to serve shoppers using prime New George Street, evening theatre goers and Union Street's nightlife. The development is directly opposite the Theatre Royal, a short walk from the proposed new 12-screen multiplex at Drake Leisure, Drake Circus, two casinos, a bingo club, leading hotel brands and a gym.

**1 COLIN CAMBELL COURT**

Mixed use development of 300 homes with minimal commercial space.

**2 CIVIC CENTRE**

Urban Splash mixed use redevelopment of the 14 storey 144,000 sq ft former office building.

**3 PLYMOUTH PAVILIONS**

Proposed redevelopment to provide a 170 bedroom Marriot Hotel (branded Moxy) with ground floor restaurant.

**4 MILLBAY**

80 apartment Abbeyfield extra care scheme.

**5 MILLBAY**

Phase 2 Quadrant Quay comprising 137 new residential properties.

**6 BRETONSIDE BUS STATION**

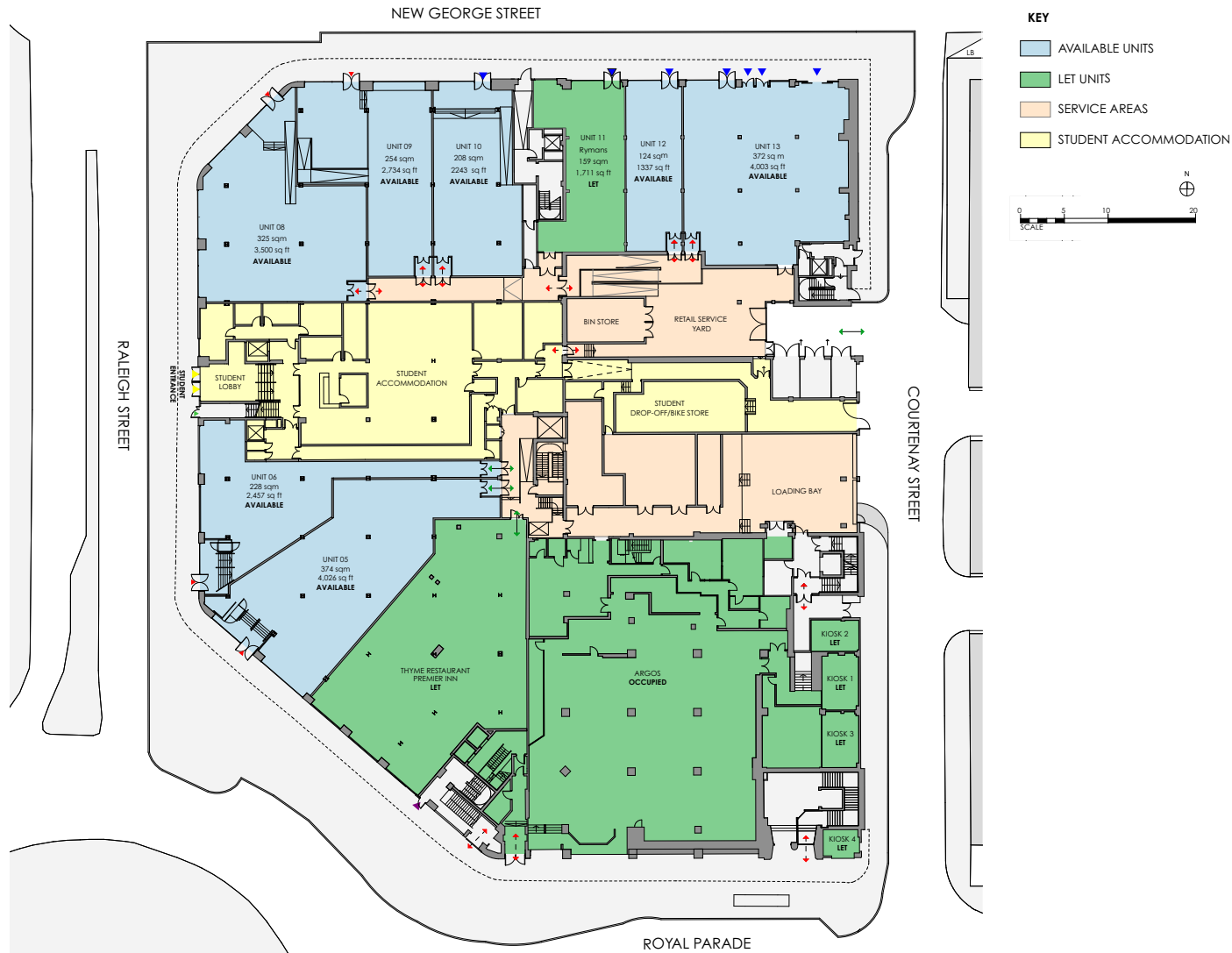
£53 million redevelopment providing a 12-screen cinema, 15 restaurants and 420 parking spaces.

**7 PLYMOUTH TRAIN STATION**

£50 million mixed use redevelopment.

# GROUND FLOOR ACCOMMODA+ION

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The retail / leisure element of Plymouth Cross extends to circa 64,625 sq ft of which c.54% is already let to occupiers including Argos, Ryman & Premier Inn's Thyme Restaurant.

The remaining ground floor accommodation of approximately 20,300 sq ft can be configured to suit individual requirements and offered in a shell format.

## GROUND FLOOR

Unit	Size (sq ft)	Availability
5	4,026	Available
6	2,457	Available
8	3,500	Available
9	2,734	Available
10	2,243	Available
11	1,711	Let
12	1,337	Available
13	4,003	Available
<b>TOTAL</b>	<b>22,011</b>	

# FURTHER DE+AILS

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The leases will be contracted out of the security of tenure provisions set out in the Landlord and Tenant Act 1954.

There will be a service charge payable in addition and further details can be provided on application.

#### **TIMING**

The new units will be available from spring 2019.

#### **SERVICE CHARGE**

There will be a service charge payable. Further details can be provided on application.

#### **RATES**

Business Rates will be assessed on completion of the development.

#### **EPC**

EPC assessments cannot be provided until the redevelopment of the building is completed.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal, professional and ancillary costs incurred.

#### **VIEWINGS**

Viewings are strictly by appointment via the joint sole agents; Stratton Creber Commercial and Knight Frank.

#### **Conditions under which these particulars are issued**

All details in these particulars are given in good faith but Stratton Creber Commercial and Knight Frank for themselves and the Vendors/ Lessors of this property for whom they act give notice that: **1.** These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Stratton Creber Commercial and Knight Frank have no authority to make or enter into any such offer or contract. **2.** All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Stratton Creber Commercial and Knight Frank, for themselves or for the Vendors/ Lessors. **3.** None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. **4.** The Vendors/ Lessors do not make, give or imply, nor do Stratton Creber Commercial and Knight Frank or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. **5.** All figures quoted are exclusive of VAT. This statement does not affect any statutory rights you may have nor does it intend to limit Stratton Creber Commercial and Knight Frank's liability which cannot be excluded or limited by law. Brochure issued in September 2018.

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