



To Let

51 Mayflower Street,
Plymouth, PL1 1QL

Two storey mid terraced retail unit

Secondary retail pitch

Net internal area: 130.5 Sq m (1,405 Sq Ft)

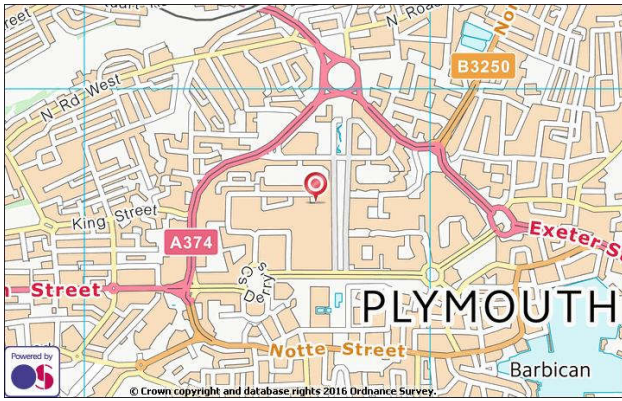
Asking rent £20,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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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 property comprises a two storey mid terraced retail unit. The ground floor has a recessed entrance with ramped access from Mayflower Street which leads to an open plan sales area with staircase. There is access to the first floor level and a rear office/staff room. At first floor level there is a broadly open plan retail sales area with access to a small store room, staff amenity area and two WC's.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor sales area	59.5 sq m	641 sq ft
Ground floor staff room	9.1 sq m	98 sq ft
First floor office	55.6 sq m	598 sq ft
First floor ancillary	6.30 sq m	68 sq ft
Total:	130.50 sq m	1405 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £ 20,000 PAX.

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £19,250. 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 EPC rating for the property is 131 (F).

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: 12609



Plymouth Office

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