



To Let

12 Whimple Street,
Plymouth, PL1 2DH

Prominent City Centre retail unit

Ground Floor Sales Area: 125 sq m (1,345 sq ft)

Benefit on A1/A2/A3 retail use

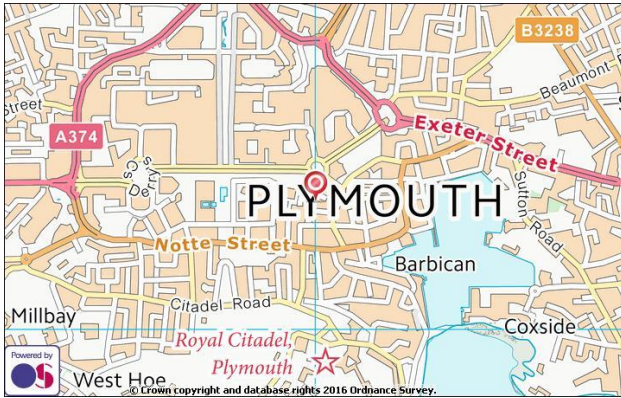
Rent: £28,500 pax

Viewing by prior appointment with
Chris Ryland or Byron Hammond

(01752) 670700

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Location & Description

The city of Plymouth has developed into the principal conurbation within Devon having a population of in excess of 250,000 residents which is expected to rise within the next 10 years to approximately 300,000. It provides a comprehensive range of business and leisure amenity facilities, together with employment opportunities. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 running through the heart of the city west into Cornwall via the Tamar Bridge or east to the M5 at Exeter, Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail and ferry links to destinations nationally and European.

The premises are situated at the corner of Whimple Street and St Andrew Street within Plymouth City Centre with close by occupiers including St Andrew Street Solicitors Chambers, The Chancel Wine Bar and Bistro, Ladbroke's and Vaughan's Hairdressers. The premises are in close proximity to the courts, Guildhall and opposite the city's principle shopping area of Drake Circus and Old Town Street. The property is highly visible from Royal Parade and the St Andrews Cross roundabout and benefits from on street parking as well as a small public car park opposite.

The building comprises of a ground floor retail unit with rear ancillary accommodation and W.C.

Lease Terms & Rent

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms of an initial rent of £28,500 pax.

Accommodation

Ground Floor:

Sales Area	125 sq m	1,345 sq ft
Storage	7 sq m	75 sq ft

Rateable Value

This is yet to be assessed as a separate area. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

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.

Ref: 10611



Plymouth Office

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