



stratton
creber
commercial

property consultants

For Sale / To Let

Viewing by prior appointment with
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Ground Floor 9 The Parade,
The Barbican, Plymouth,
PL1 2JL

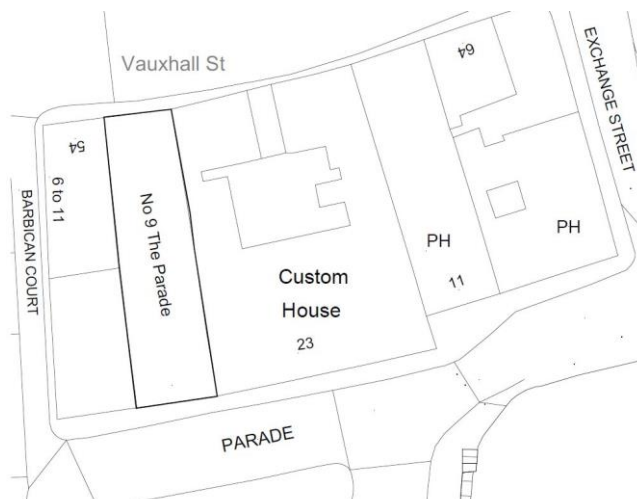
Attractive 17th Century Grade II Listed Retail
Unit

Ground Floor Unit With The Benefit Of an
A1, A2 & A3 use.

Total Area: 171.89 sq m (1,850 sq ft)

Asking Price: £350,000 / Rent: £45,000 PAX

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Location & Description

9 The Parade falls within The Barbican Conservation Area forming the historic centre of Plymouth next to Sutton Harbour. Within easy walking distance of Plymouth Hoe, the City Centre shopping area and Plymouth University. The building overlooks an open paved / cobbled area known as "The Parade" with views over Sutton Harbour. The Barbican has become the focus for Plymouth's restaurants, art galleries, specialist shops etc. and is accepted as one of the city's most exciting and cosmopolitan areas. This unrivalled location has resulted in the conversion of many similar buildings into ground floor commercial and restaurant uses with residential apartments above.

This attractive Grade II Listed building constructed in 1847 is next to the "new" Custom House which was built a few years earlier. The rear elevation faces Vauxhall Street forming part of the city's main inner ring road.

Planning permission was granted on 24th May 2017 for the change of use of the ground floor for retail uses. The ground floor unit will be self contained from the upper floors and will provide many original features.

Accommodation

Rear Warehouse 171.89 sq m 1,850 sq ft

Services

Mains water, drainage and electricity, with gas available nearby.

Tenure

The premises are available by way of a new 10-year lease, with a 5-year tenant break option, drawn on equivalent full repairing and insuring terms. The initial rent is to be £45,000 pax.

Alternatively, our clients will sell their interest in the freehold premises for which they are seeking offers in the region of £350,000.

Rateable Value

The property needs to be reassessed. 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 **G (180)**

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.11294



Plymouth Office

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