



To Let

114 Cornwall Street,
Plymouth, PL1 1NF

Ground floor retail unit with first floor ancillary

Prominent City Centre location

Sales Area 75.82 sq m (816 sq ft)

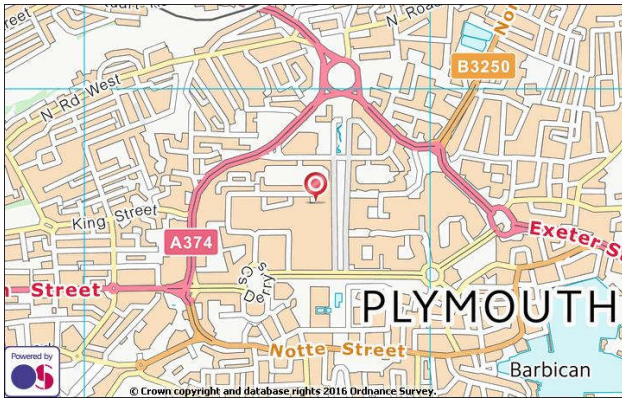
Rent: £12,000 PAX

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

chrisryland@sccplymouth.co.uk

gavins@sccplymouth.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall, and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants, which is projected to rise within the next 10 years to approximately 300,000. 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 over the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

The premises are situated in Plymouth City Centre on Cornwall Street a parade where the ground floor element is a variety of retail premises including Superdrug, Specsavers Opticians, Spar, Café Nero and Marks & Spencer. The majority of the upper floors comprise of office space and storage for the retail units below.

The accommodation comprises of a ground floor retail unit with first floor ancillary and staff facilities.

Accommodation

Ground Floor	75.82 sq m	816 sq ft
First Floor	17.30 sq m	186 sq ft
Total:	93.12 sq m	1,002 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £12,000 pax.

Rateable Value

The property is assessed under the 2017 rating list has having a Rateable Value of £12,750. 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 **D (98)**

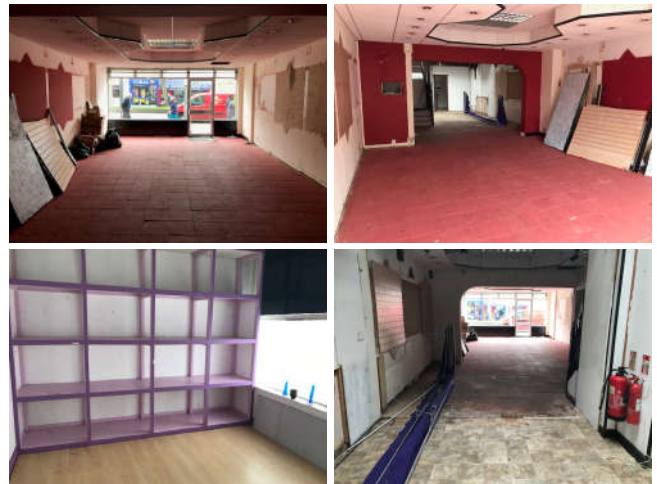
VAT

We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent / purchase price. However, we suggest all interested parties make their own enquiries.

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: 12372



Plymouth Office
Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

