



To Let

Viewing by prior appointment with
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16 Cornwall Street,
Plymouth, PL1 1LP

Ground floor retail unit with first floor ancillary

Prominent city centre location

Sales area: 97.36 m (1,048 sq ft)

Available immediately

Asking Rental: £33,500 PAX



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 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The premises are situated in the heart of Plymouth City Centre in the pedestrianised part of Cornwall Street, a parade where the ground floor element is a variety of retail premises including Superdrug, Café Nero, Marks & Spencer, Halfords, Clarks Shoes, Maplin and Card Factory.

The accommodation comprises of a ground floor retail unit with a storage room, staff facilities and the option of further storage space on the first floor.

Accommodation

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

Sales Area	97.36 sq m	1,048 sq ft
Rear Store	31 sq m	339 sq ft
First Floor	46 sq m	495 sq ft
Total	174.36 sq m	1,882 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms at an asking rental of £33,500 PAX.



Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £40,000. 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 **C (70)**

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.

Others

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: 12714



Plymouth Office

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

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