



# To Let

14 Drake Circus,  
Plymouth, PL4 8AQ

Viewing by prior appointment with  
Chris Ryland

**(01752) 670700**

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

Damian Cook

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

**(01392) 202203**

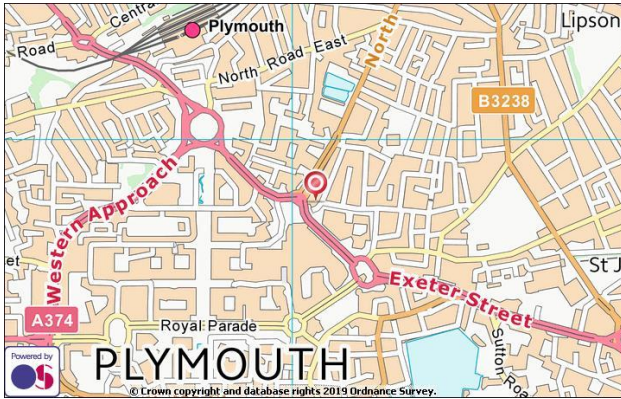
Retail / office premises with 4 parking spaces

Prominent city centre location

Arranged on 5 floors

Total net internal area: 4,721 sq ft / 439 sq m

Rent: £37,500 pax



## Location & Description

The property is prominently located on the eastern side of Drake Circus directly opposite Plymouth University's main campus and adjoining the City's museum and Central Library which is currently undergoing an innovative £34m transformation into the History centre with a proposed opening to coincide with the Mayflower's 400 celebrations.

To the south is Plymouth's part pedestrianized retail core incorporating the covered Drake Circus Shopping Mall.

Plymouth has developed into the principal conurbation in Devon with a population in excess of 250,000 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 largest Naval facility in Europe, HM Devonport Dockyard.

The city benefits from a main rail connection and international ferry link to France and Spain.

The property comprises a prominently positioned substantial commercial property with ground floor A1 Retail/A2 Office premises, basement and 4 floors of office and storage accommodation above.

To the rear of the property there are 4 parking spaces.

## Accommodation

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

Ground Floor Sales	80.17 sq m	863 sq ft
Ground Floor Rear Offices	39.11 sq m	421 sq ft
Basement Storage & Staff Room	88.16 sq m	949 sq ft
First Floor Offices	59.27 sq m	638 sq ft
Second Floor Office / Storage	59.39 sq m	607 sq ft
Third Floor Storage	69.49 sq m	748 sq ft
Fourth Floor Storage	45.89 sq m	494 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 £37,500 PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £17,000 (Rates payable 2017 / 18 £8,160). We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The property has been rated **E (112)**.

## 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.



## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial (Plymouth)

Farrer Court, 75 North Hill, Plymouth, PL4 8HB

Contact: Chris Ryland / Gavin Sagar

Tel: (01752) 670700

Email: [chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)  
[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

## OR

Stratton Creber Commercial

20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS

Tel: (01392) 202203

Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)



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