



To Let

1st Floor, 64 Cornwall
Street, Plymouth PL1 1LR

First Floor retail unit

Prominent City Centre location

Sales Area: 45.97 sq m (495 sq ft)

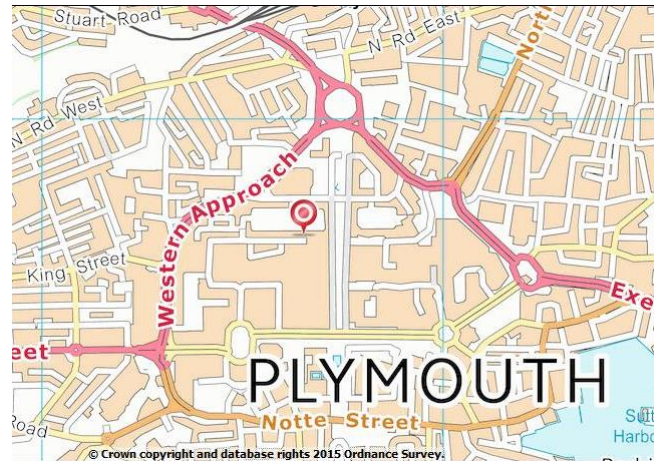
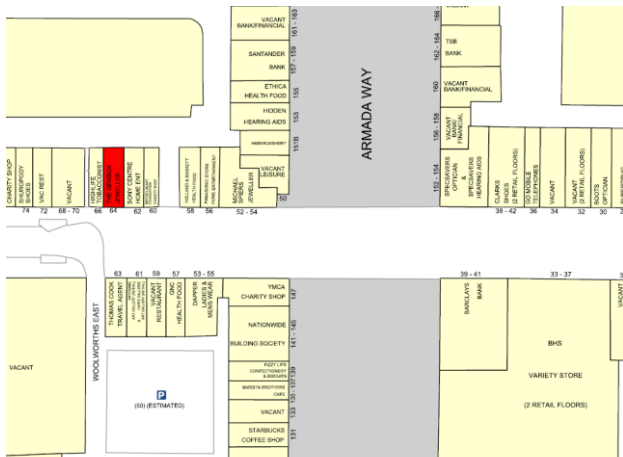
Asking Rental: £7,500 pax

Stratton Creber Commercial
Chris Ryland or Byron Hammond

(01752) 670700

chrisryland@sccplymouth.co.uk

byronh@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 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, Specsavers Opticians, Café Nero and Marks & Spencer. The majority of the upper floors comprise of office space and storage for the retail units below.

The recently refurbished first floor accommodation is accessed via the front of the property and comprises of one main retail area with a small office and storage room. To the rear of the accommodation there are WC facilities and a kitchen.

Accommodation

Retail Area	45.97 sq m	495 sq ft
Office Area	7.07 sq m	76 sq ft
Store Room	4.41sq m	47 sq ft
Kitchen Area	7.10 sq m	76 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 £7,500 pax.

Rateable Value

We understand that the property is shown in the 2010 Rating List has having a rateable value of £5,900. 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 (153)**

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: 10885



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

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