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To Let

25 The Parade, The Barbican, Plymouth, PL1 2JN

Period Property with Retail & Office Space
Over 3 Floors (including air-conditioned room
with mobile shelving on the second floor)

Historic Barbican Location

Internal Area: 145 SQ M / 1,558 SQ FT

Rent £12,500 PAX

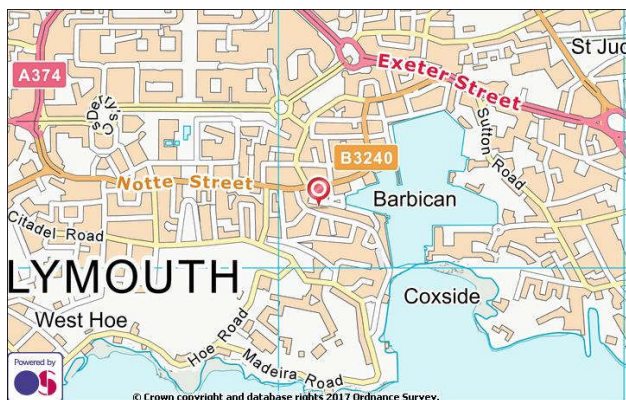
Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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strattoncrebercommercial.co.uk



Location & Description

The city of Plymouth has developed into the principal conurbation within Devon having a population in excess of 250,000 residents. It provides a comprehensive range of business, leisure and amenity facilities, together with employment opportunities. Plymouth is located on the A38 Expressway, the main arterial route through the county of Devon, to the south of Dartmoor and one of the principal routes into Cornwall. The A38 connects the national motorway network at Exeter approximately 40 miles northeast of Plymouth. Plymouth also has a noted naval port and dockyard and the benefit of a railway station on the Penzance to Paddington main line.

25 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.

The premises comprises a ground floor retail unit with WC and office space arranged over the upper floors. The second floor contains an archive strong room with mobile shelving which will remain in situ.

Accommodation

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

Internal Area	145 sq m	1,558 sq ft
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Tenure

The premises are available by way of a new lease, length negotiable, on internal repairing and insuring terms. The quoting rental is to be £12,500 PAX (to include mobile shelving on the second floor).

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £12,500. 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 **E (124)**.

VAT

We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent.

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: 12135



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