



To Let

**1st & 2nd Floor, 11 Whimble
Street, Plymouth, PL1 2DH**

Prominent Grade II listed City Centre office
building

Suites from: 144 sq m (1,553 sq ft) to 287 sq
m (3,102 sq ft)

Currently being refurbished

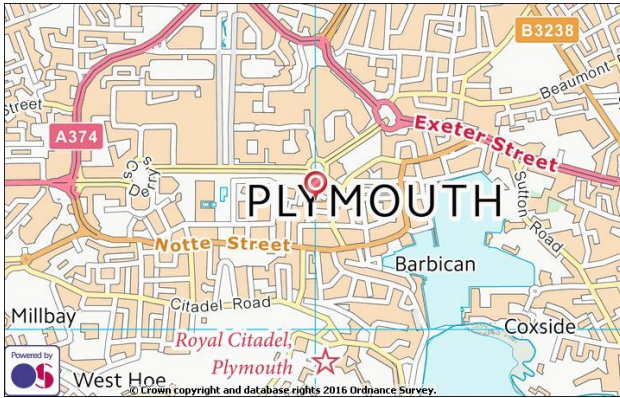
Rent from: £13,500 PAX

Viewing by prior appointment with
Chris Ryland or Byron Hammond

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Location & Description

The city of Plymouth has developed into the principal conurbation within Devon having a population of in excess of 250,000 residents which is expected to rise within the next 10 years to approximately 300,000. It provides a comprehensive range of business and leisure amenity facilities, together with employment opportunities. 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 via the Tamar Bridge or east to the M5 at Exeter, Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail and ferry links to destinations nationally and European.

The premises are prominently situated at the corner of Whimble Street and St Andrew Street within Plymouth City Centre in close proximity to occupiers including St Andrew Street Solicitors Chambers, The Chancel Wine Bar & Bistro, Ladbrokes and Vaughan's Hairdressers. The premises are conveniently located close to the courts, Guildhall and opposite the city's principle shopping area of Drake Circus and Old Town Street. The property is highly visible from Royal Parade and the St Andrews Cross roundabout and benefits from pay & display on street parking as well as a small public car park opposite.

The first floor suite comprises an open planned office space with a conference / meeting room. The second floor benefits from a main open area with glazed office partitioning around the perimeter. The common parts and first floor suite are about to undergo an extensive refurbishment. The W.C. is accessed off the main stairwell on each floor.

Lease Terms & Rent

The premises available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms of an initial rent of £17,500 PAX for the first floor and £13,500 PAX for the second floor.

Accommodation

First Floor	144 sq m	1,553 sq ft
W.C		
Second Floor	143 sq m	1,549 sq ft
W.C		
Total:	287 sq m	3,102 sq ft

Rateable Value

The 2nd floor is shown in the 2010 rating list has having a Rateable Value of £12,000. This makes the Rates payable £5,808 up to the 31st March, 2017. The estimated 2017 Rateable Value is £12,000 According to the VOA website this makes the Rates payable £0 from the 1st April, 2017.

This 1st floor is currently assessed with the ground floor and we are applying to get this separated. Prospective occupiers should make their own enquires to verify the exact amount of rates payable according to the circumstances of their business.

The estimated rates payable is based on the assumption that the property is a single occupied building and the occupier has no other business premises.

Energy Performance Certificate (EPC)

The first floor is yet to be assessed.

The second floor has been rated **D (87)**

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: 10611



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