



SMITHYOUNG

TO
LET



PRIME RETAIL OPPORTUNITY – PLYMOUTH

33-37 New George Street, PL1 1RA

Location

Plymouth is the largest city in the South West peninsula with an urban population of 241,000 and a catchment within 12 miles of 350,000. The subject property is located on New George Street adjacent to House of Fraser, Debenhams, Skechers and Tesco Metro.

Accommodation

The premises provide the approximate net internal floors areas:

37 New George Street:

Ground Floor	279 m ²	3,003 ft ²
First Floor	159 m ²	1,411 ft ²

33-35A New George Street:

Ground Floor	157 m ²	1,690 ft ²
First Floor	200 m ²	2,152 ft ²

Term

Available by way of a new 10 year effectively FRI lease, subject to an upward only rent review at the end of Year 5.

Rent

On application.

Service Charge

£19,522 (April 2016/17)

VAT

VAT, if applicable will be charged at the standard rate.

Business Rates

Business Rates to be re-assessed on completion of works.

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

The energy performance certificate can be made available on request.

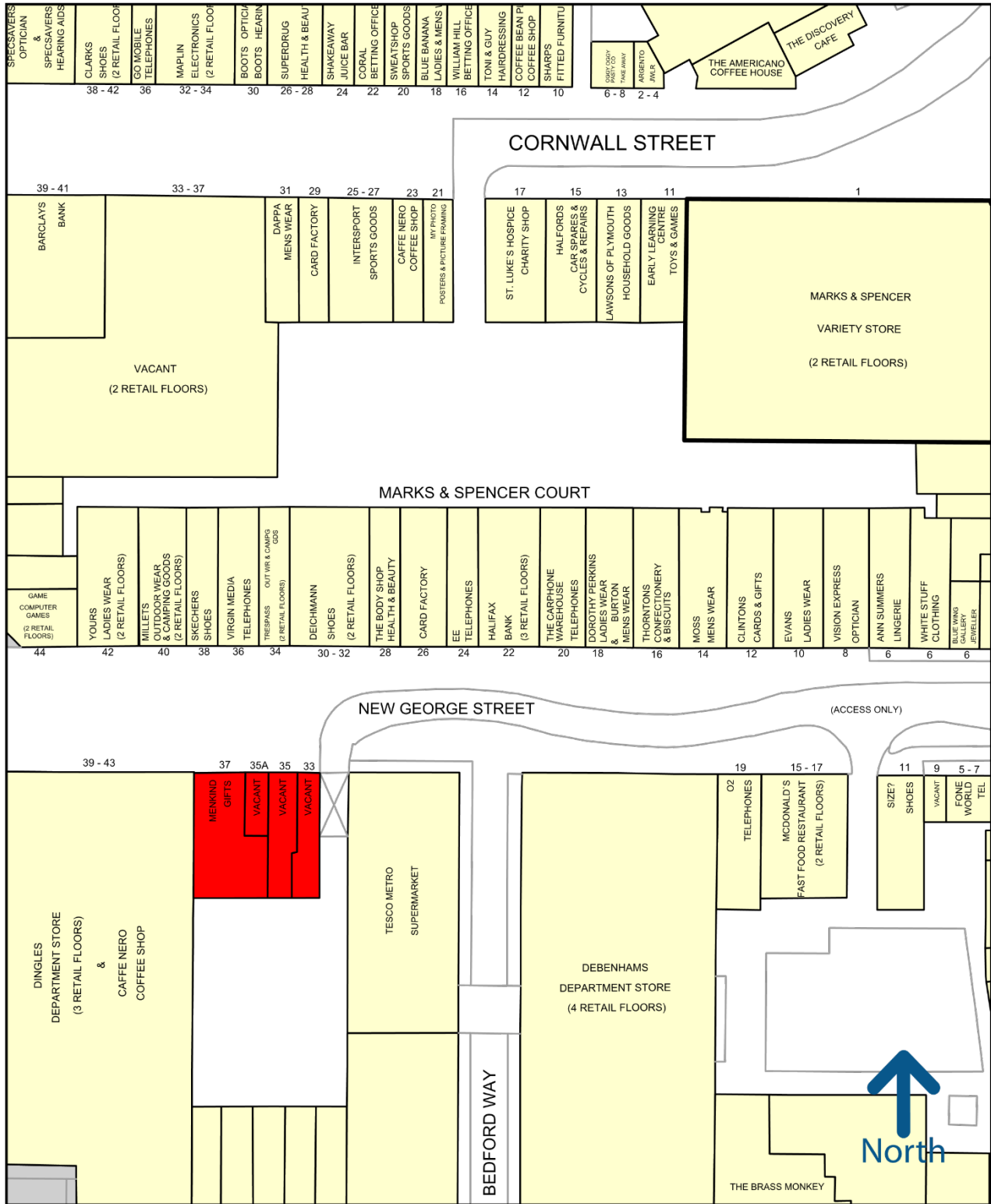
For further information, please contact:

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Experian Goad Plan Created: 15/09/2017
Created By: Smith Young Ltd

