



SU36 (Unit 34A) Drake Circus Shopping Centre, Plymouth

- Prime location
- Adjacent to JD Sports
- Tenant break option

Prime lease for sale

Location

A prime unit situated on the Upper Mall of Drake Circus Shopping Centre. Nearby retailers include JD Sports, Apple, Oasis and Topshop.

Description

The property is arranged over ground and mezzanine floor above.

Tenure

The property is held on a 10 year lease outside the Landlord & Tenant Act expiring 25th August 2024.

There is a tenant only option to break in August 2019.

Rent

£112,500 per annum exclusive.

Accommodation

Approximate net internal areas:

Ground Floor	1,974 sq ft	183.4 sq m
Mezzanine	1,583 sq ft	147.1 sq m

Total: 3,557 sq ft 330.5 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Service Charge

£34,586 per annum (approx)

Business Rates

Rateable Value	£82,500
Rates Payable (19/20)	£41,580

Interested parties are advised to verify these figures with the Local Rating Authority.

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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