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BREAKFAST



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To Let

131 Armada Way, Plymouth,
PL1 1HX

Retail unit with first floor and second floor ancillary

Prominent city centre location

Ground Floor Sales Area: 100.15 sq m (1,078 ft)

Rent: £49,000 PAX

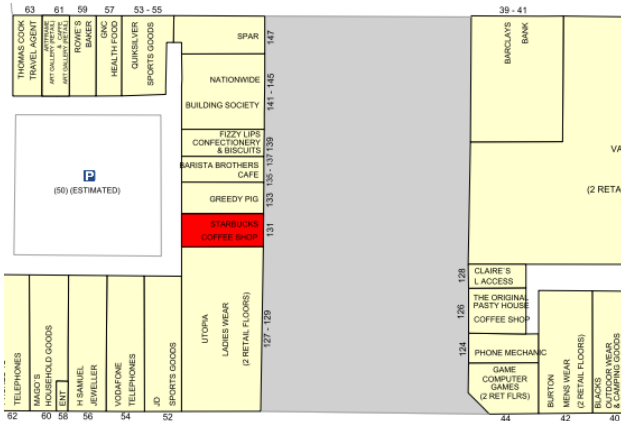
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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Location & Description

The city of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 inhabitants and is the largest city in the South of England west of Bristol. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations.

The premises are situated in the heart of Plymouth City Centre in the pedestrianised part of Armada Way, a parade where the ground floor element is a variety of retail premises including Costa, Santander & House of Fraser. The majority of the upper floors comprise of office space and storage for the retail units below.

The accommodation comprises a three storey retail unit. The ground floor provides a clear retail sales area. The first floor is accessed from a staircase to the rear providing further retail area. Office accommodation, storage and staff facilities are located on the third floor.

Accommodation

Ground Floor Sales Area:	100.15 sq m	1,078 sq ft
Net Frontage:	6.82 m	22 ft
Shop Depth:	17.73 m	58 ft
First Floor:	97.08 sq m	1,045 sq ft
Second Floor:	93.27 sq m	1,004 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £49,000 pax.

Rateable Value

The property is assessed under the 2017 Rating List has having a Rateable Value of £53,500. 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 property has been rated **C (72)**

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: 11503



Plymouth Office

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