



To Let

£12 per sq ft

Former Debenhams Department Store, New George Street,
Plymouth, Devon PL1 1SA

32,131 Sq Ft (2,985
Sq M)

Summary

- City centre retail opportunity
- Situated in the heart of Plymouth City Centre, occupying a prime retail location.
- Exceptional frontage onto the pedestrianised New George Street as well as Royal Parade and Bedford Way.

Location:

Plymouth is the largest port City on the south coast of England with a current population of 262,000 (ONS2013). In addition to a large commercial and ferry port, Plymouth hosts the largest military naval base in Western Europe, stationing over 2,500 armed forces personnel and significant manufacturing and engineering supporting sectors.

The City is situated approximately 45 miles south west of Exeter, 121 miles south west of Bristol and 216 miles south west of London. Plymouth City Centre is located 2.8 miles to the south of the A38 Devon Expressway connecting to the M5 at Exeter which leads to Bristol and the wider motorway network. Cornwall can be accessed from the A38 or A30 to the north of Dartmoor which connects Exeter to Cornwall.

Plymouth is situated on the South Devon Main Line, a major route from London Paddington to Penzance, via the Great Western Main Line. Plymouth Railway Station is on the northern edge of the city centre, approximately a 15 minute walk from the property. The

station is the second busiest interchange in Devon providing a wide range of regular regional and Inter-City services operated by Great Western Rail (GWR) and CrossCountry. The station is undergoing an extensive £80m refurbishment programme and will be renamed Brunel Plaza.

Description:

The property is situated on a corner site bound by Royal Parade to the south, Bedford Way to the west and New George Street to the north.

The property has recently been sold and the new owners will be undertaking a redevelopment of the upper parts to create 167 flats, made up of 102 x 1 bed and 63 x 2 bed. Further information can be found under planning reference - [22/O2008/FUL](#).

The ground floor can taken as a whole or split into smaller units to suit tenant's requirements. There is potentially space available in the basement if required, depending on the final M & E design for the building.

Accommodation:

The floor areas are from a Plowman Craven survey undertaken in 2016.

	sq m	sq ft
Ground	2,985	32,131

Service charge:

A service charge will be levied for the upkeep and maintenance of the structural and external elements of the property. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these will need to be split. Interested parties should make their own enquiries.

EPC / MEES:

C (62)

Business rates:

The property is currently assessed as a whole and would need to be split. Interested parties are advised to confirm the rating liability with Plymouth City Council.

Terms:

Available on new effective full repairing and insuring leases. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

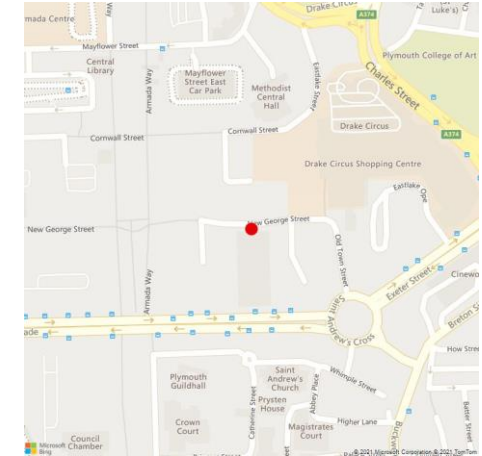
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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CGI Images of the Proposed Development

Full size floor plans available on request



BRL ARCHITECTS LTD | Director House 87 North Hill Plymouth PL4 8EP | T 01752 364111 | www.brlarchitects.co.uk | info@brlarchitects.co.uk
 Project number: 8015 | Project name: Dolehouses, Plymouth | Detail | Proposed Plans, Ground Floor | Drawn by: CP | Draw No: 8015/110 |
 Date: Aug 22 | Client: Build Heritage Ltd | Status: PLANNING | Checked by: CR | Scale: 1:150 | A1

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