



To Let

£36,000 pax

16 Cornwall Street, Plymouth, Devon, PL1 1LP

1,367 Sq Ft (127
Sq M)

Summary

- City centre location
- Close to Drake Circus
- New Lease
- White box condition

Location:

The unit is situated in the heart of Plymouth City Centre in the pedestrianised part of Cornwall street, a parade where the ground floor element is a variety of retail premises including Superdrug, Café Nero, Marks & Spencer, Clarks Shoes and Card Factory.

Description:

The property comprises of an open plan retail unit with a toilet to the rear and rear access. The unit will be provided in 'white box' condition.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Internal Ground Floor Area	127	1,367
ITZA	63.04	679

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts and structure of the building. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (54).

Planning:

The property was previously a betting shop and would therefore benefit from sui generis use. Interested parties are advised to confirm this with the local planning department.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the Rateable Value from 1st April 2023 is £31,000 per annum. Therefore making the approximate Rates Payable £15,469 per annum for 2023/24. Interested parties are advised to make their own enquiries to the local authority.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available on a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

All figures quoted are exclusive of VAT if applicable.

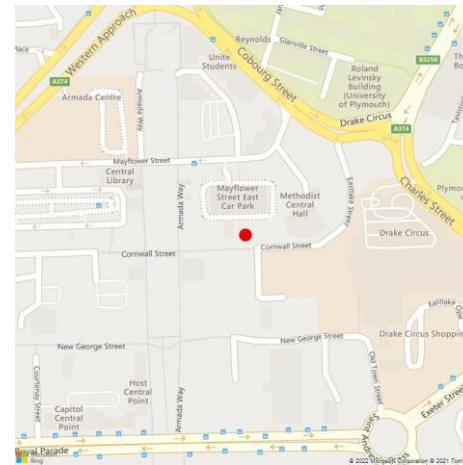
Code for leasing business premises:

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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