



Retail

116/118 New George Street and 2/4 Market Avenue, Plymouth, Devon, PL1 1RZ

Sales area: 129.88 sqm (1,398 sqft) approx.

- Prominently located
- Class E (A1/A2/A3) and Sui Generis (A5) uses.
- Opposite major redevelopment of former Derrys Department Store - Plymouth Cross
- Flexible lease terms
- Tenant incentives available
- Consider sub-division

TO LET

All Enquiries
A0970

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



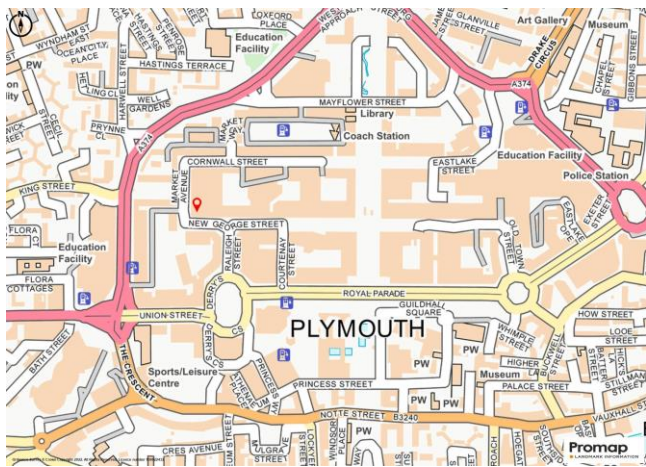
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LOCATION:

The property is located in a good secondary trading pitch in a corner position fronting both New George Street and Market Avenue, Plymouth. Adjacent and nearby occupiers include Paddy Power, Burger King, McDonalds etc.

The premises all back on to the busy Plymouth pannier market.

The property is also located opposite a major new 300,000 sqft redevelopment known as Plymouth Cross providing a 110 bed Premier Inn, 500 bed high end student block and 65,000 sqft of retail/leisure space.



DESCRIPTION:

The property is arranged over ground and first floors. The unit has a fully glazed frontage to both New George Street and Market Avenue with a rear servicing and entrance within the pannier market.

ACCOMMODATION:

(All dimensions and areas are approximate)

Gross Frontage to New George Street: 14.5 m (47 ft 9")

Gross Frontage to Market Avenue: 11.75 m (38 ft 6")

Internal Width (Max): 5.04 m (16 ft 6")

Shop Depth (Max): 11.86 m (38 ft 10")

Plus ancillary

Ground Floor Sales: 129.88 sqm (1,398 sqft)

First Floor sales and ancillary: 113.34 sqm (1,220 sqft)

SUB-DIVISION:

It may be possible to sub-divide the unit to create two smaller units.

RATES:

We understand the property is included in the Rating List as follows:

Rateable Value: £53,000

SERVICES:

We understand that mains water, electricity, gas and drainage are either connected or available to the property.

PROPOSITION:

The property is available on a new lease for a flexible term of years and on the equivalent of full repairing and insuring terms subject to rent reviews at five yearly intervals.



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RENT:

A rental of £35,000 per annum exclusive is sought for the whole.

VAT:

VAT will be chargeable on the rental and service charge for this property.

EPC:

The property has an Energy Performance Rating of D82.

LEGAL COSTS:

Each party are to bear their own legal costs incurred in the transaction.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to exchange of contracts.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
Tel: 01752 255222
Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk

SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

November 2022

