



Sanderson
Weatherall

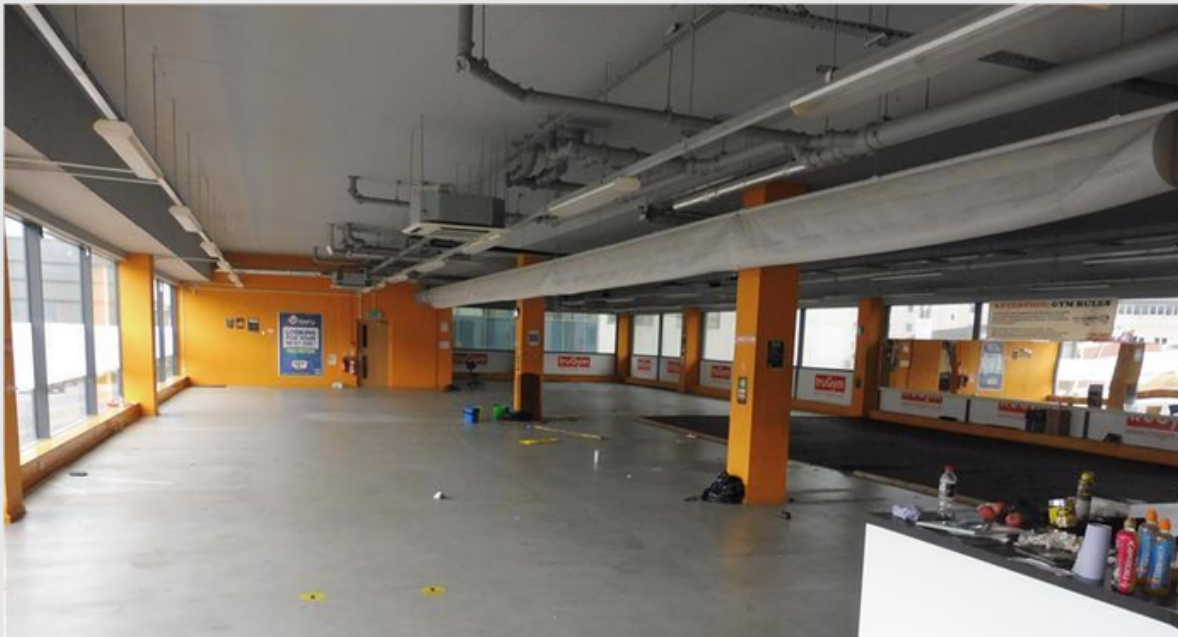
TO LET

PROMINANT CITY CENTRE
GROUND FLOOR UNIT

Exeter Street
Plymouth
PL4 0AP



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DESCRIPTION

The premises are located on the ground floor of a residential apartment development, the accommodation has recently traded as a gymnasium and offers highly prominent, mainly open-plan space that would be suitable for a variety of uses (Subject To Planning).

Internally the premises benefit from flexible accommodation currently arranged to include large changing room facilities with showers and WCs a small reception area, and office. The remaining space is open plan with the benefit of full height windows to the front and rear elevations.

ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Total Area of remaining 'Space'	6,649	617.74



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TERMS

Available by way of a new effective full repairing and insuring lease at a rent of £65,000 per annum subject to a contribution to a service charge.

PLANNING USE

The premises current use is D2 (Gymnasium)

BUSINESS RATES

Assessed as Gym and premises. Rateable value £59,000pa.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT where applicable.

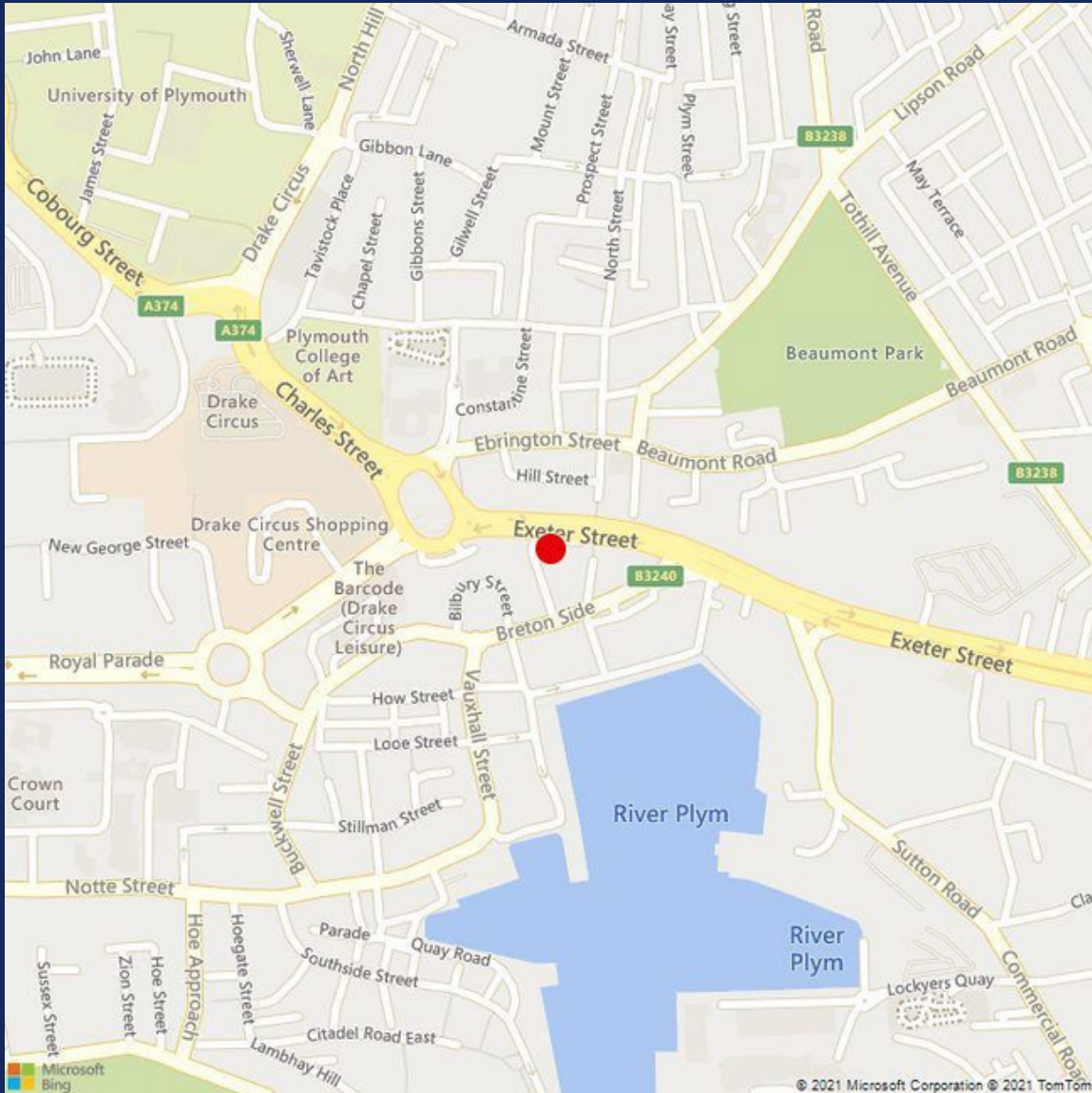
VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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SW
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LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Prominently situated on Exeter Street, one of the main arterial roads into the city centre. The property is in close proximity to Sutton Harbour and Plymouth City Centre with Drakes Circus shopping centre located just to the west of the subject property. The main Plymouth University campus is a short walk away, as is the Arts University Plymouth. Other large office occupiers nearby include Department of Work and Pensions, Foot Anstey Solicitors, Handlesbanken, Beers Solicitors and Bishop Fleming Accountants

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