



# To Let

50 New George Street,  
125-129 Armada Way,  
Plymouth, PL1 1RR

Three storey retail unit

Prominent corner location

Ground floor sales area: 4,950 sq ft

Alternative uses considered

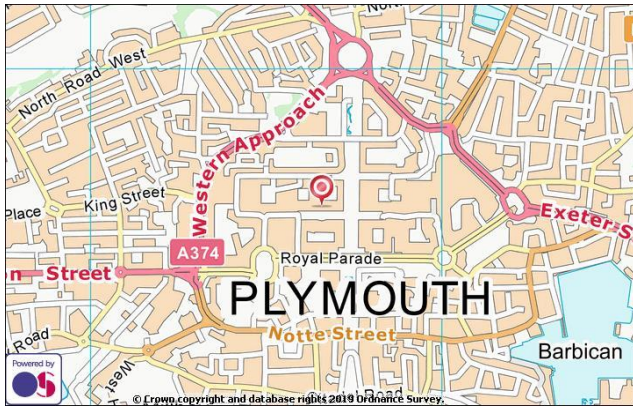
Rent on application

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## 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 and 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 property occupies a prominent corner location at the intersection between Plymouth's prime high street, New George Street and Armada Way, which is a busy thoroughfare between Cornwall Street and Royal Parade.

## Accommodation

Gross Frontage	18.17 m	59.7 ft
Return Frontage	36.58 m	120 ft
Ground Floor Sales Area:	460.06 sq m	4,952 sq ft
Ground Floor Ancillary:	16.73 sq m	180 sq ft
First Floor Sales Area:	373.75 sq m	4,023 sq ft
First Floor Ancillary:	48.96 sq m	527 sq ft
Second Floor Ancillary	367.93 sq m	3,960 sq ft
<b>Total</b>	<b>1,267.40 sq m</b>	<b>13,642 sq ft</b>

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. Rent on application.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £131,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D (86).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

## 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.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12647

Date: 5 May 2021

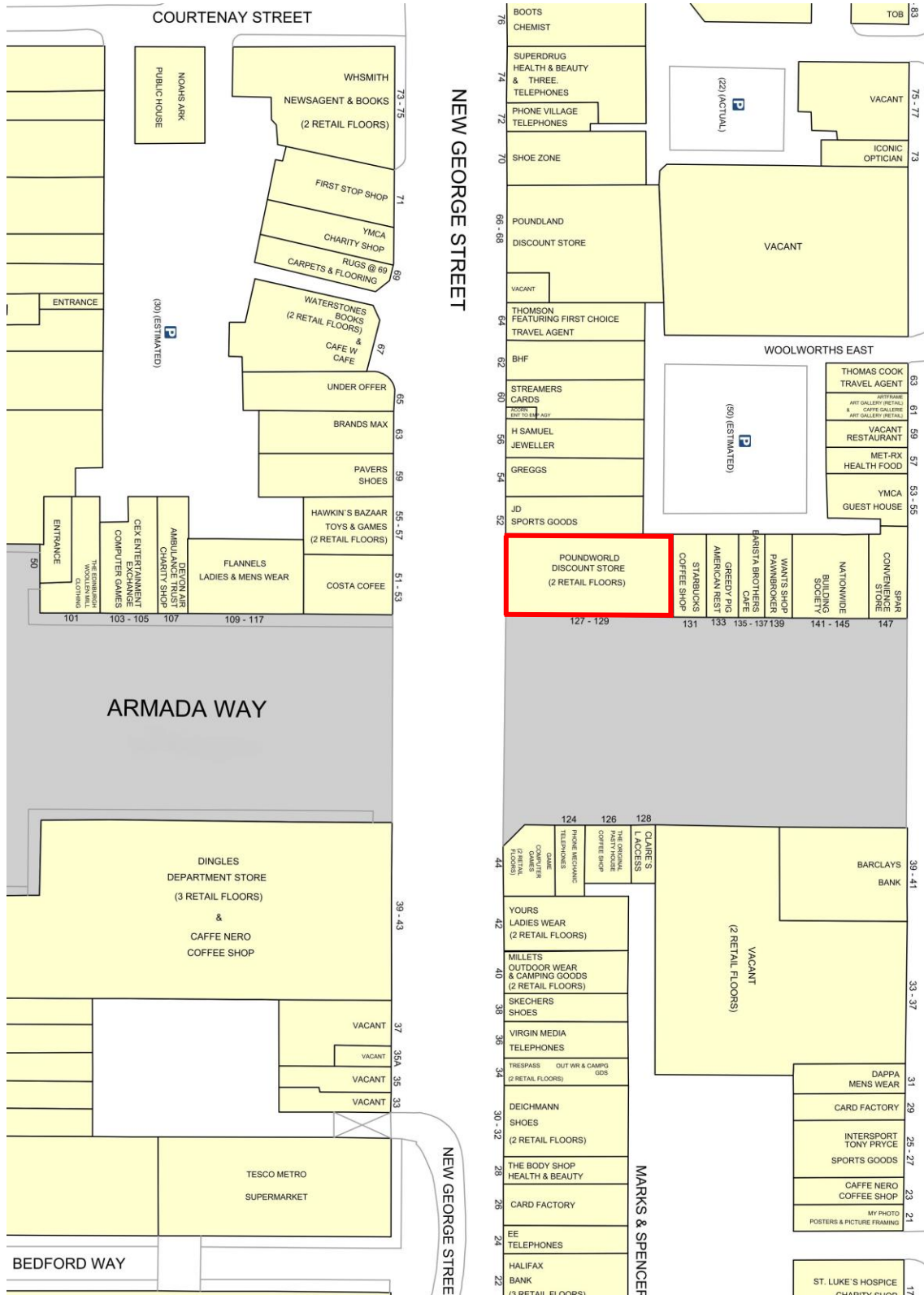


### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

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