



To Let

135/137 Armada Way,
Plymouth, PL1 1HX

Ground floor retail unit with ancillary upper floors

Prominent city centre location

Sales Area: 53.9 sq m (581 sq ft)

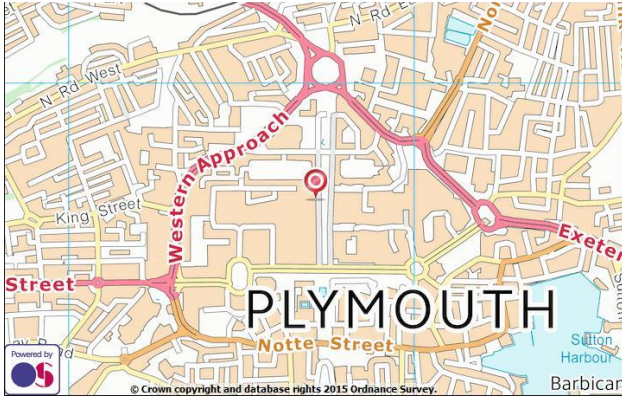
Rent: £25,000 PAX

Viewing by prior appointment with Joint Agents
Stratton Creber Commercial
Chris Ryland or Gavin Sagar

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Location & Description

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 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

The premises is situated in the heart of Plymouth City Centre's retail core in the pedestrianised part of Armada Way. This unit is situated on the west side of the street. The street is home to many national occupiers, including Nationwide Building Society, Barclays, Starbucks, Specsavers, Sports Direct 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 ground floor retail unit with further retail accommodation on the first floor and storage, office and staff facilities on the second floor.

Accommodation

Shop Width	5.2 m	17.72 ft
Shop Depth	14.89 m	48.10 ft
Ground Floor Sales	53.9 sq m	581 sq ft
Ground Floor Storage	14.07 sq m	151 sq ft
First Floor Ancillary	42.77 sq m	460 sq ft
Second Floor Storage	17.8 sq m	192 sq ft

Lease Terms & Rent

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms with a rent of £25,000 PAX

Rateable Value

We understand that the property is shown in the 2010 Rating List as having a rateable value of £32,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Energy Performance Certificate (EPC)

The property has been rated E(123).

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. 13399



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