

stratton  
creber  
commercial

property consultants



# To Let

78 New George Street,  
Plymouth, PL1 1EF

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Viewing by prior appointment with  
Gavin Sagar

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or JOINT AGENTS – Vickery Holman  
Joanne High – 01752 261811

[jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

Prominent city centre location

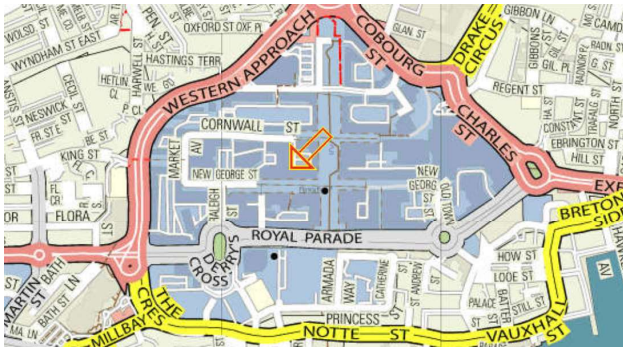
Premises fall within Class E use

First floor area: 128 sqm / 1380 sqft

Second floor: 167 sqm / 1796 sqft

Asking rent £15,000 pax.

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest retail centres in the south west with a residential population of approximately 250,000. The city is situated on the eastern bank of the Tamar estuary and served by rail, flight and ferry links to destinations nationally and European.

The property is located in a prime city centre location on New George Street adjacent to Boots the Chemist and close to Sports Direct, Superdrug, Poundland and WH Smith.

## Accommodation

The premises are arranged over basement, ground floor and two upper floors and comprise the following approximate floor areas:-

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

First Floor	128 sqm	1380 sq ft
Second Floor	167 sq m	1796 sq ft
Total:	295 sq m	3176 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The asking rent is £15,000 pax.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £19250. From 1<sup>st</sup> April 2023 new rating list comes into effect which will see the rateable value increase to £20,250.

## Energy Performance Certificate (EPC)

The EPC rating for the property is to be C (67)



## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

Ref: 13483

Date: March 2023



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

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