

stratton
creber
commercial

property consultants



To Let

Princess Court
23 Princess Street,
Plymouth, PL1 2EX

Prestigious City Centre Retail / Office Suites

Secure underground parking

Suites from 104 sqm (1127 sq ft)

Rent: £13.50 psf

Viewing by prior appointment with
Chris Ryland

(01752) 670700

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strattoncrebercommercial.co.uk



Location & Description

The property is located within the heart of the central business district within Plymouth City Centre. It is located on Princess Street, situated directly opposite the Civic Centre and within close proximity to the Theatre Royal car park. It can also be accessed from Notte Street, which forms part of the inner city ring road. Excellent public transport includes bus travel from Royal Parade and Plymouth train station is within a 10 minute walk.

The offices are let to a selection of high profile professional businesses. The premises has been recently been refurbished and benefits from:-

- Suspended acoustic ceilings
- New LED lighting
- Perimeter trunking for data and power
- New carpets
- Passenger lifts
- 24 Hour key pad entry access
- Concierge service (between 07:30 – 17:30)
- Separate male and female WCs
- Complimentary conference room
- Parking (underground car parking, on-street client parking available and parking permit available at The Theatre Royal which is approx. 1-2 minute walk).
- Secure underground parking with electrical charging points
- Bike facilities
- Shower facilities
- DDA compliant (please see website for DDA compliance)



Accommodation

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

West Wing

Lower Ground Floor retail	140 sqm	1,510 sq ft
Ground Floor (F)	104 sqm	1,127 sqft
Ground Floor (R)	118 sqm	1,271 sq ft
First Floor	140.3 sq m	1,510 sq ft

Parking

Secure basement car parking spaces are available with each suite at an additional cost of £1500 per annum.



Services

We understand that mains electricity, gas, water and drainage are connected to the property however, these services have not been tested by the agents. Invested parties should make their own enquiries.



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Lease Terms

A new lease is to be granted on equivalent full repairing and insuring terms at the following rents:

Office – £13.50 psf.
Retail - £15 psf.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of:

West Wing

Lower Ground Floor	£19,250
Ground Floor	£29,750
First Floor	£18,250

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 EPC rating for the property C and D.

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.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: CRy (April 2024)



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