

stratton
creber
commercial

property consultants



To Let

53/55 Cornwall Street,
Plymouth, Devon, PL1 1NS

Ground floor retail unit

Prominent city centre location

Sales area: 152.7 sq m (1,654 sq ft)

Rent: £37,500 PAX

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

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strattoncrebercommercial.co.uk

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 of 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 are situated in the heart of Plymouth City Centre in the pedestrianised part of Cornwall Street, a parade where the ground floor element is a variety of retail premises including Julian Graves, Sony and Holland & Barratt. The majority of the upper floors comprise of office space and storage for the retail units below.

The accommodation comprises of a ground floor retail unit with a storage room and staff facilities located to the rear of the property, further sales area on the first floor and storage on the second floor.

Accommodation

Gross Frontage	11.58 m	38 ft
Internal Width	11.13 m	37 ft
Shop Depth	17.93 m	59 ft
Ground Floor Sales	153.7 sq m	1,654 sq ft
Rear Ancillary	6.6 sq m	71 sq ft
First Floor	72.6 sq m	781 sq ft
Second Floor	51.7 sq m	556 sq ft
Total	284.6 sq m	3,062 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The rent is £37,500 PAX.

Rateable Value

The property is assessed under the 2017 Rating List has having a Rateable Value of £49,000. 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 **C (53)**

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.

Ref: 7842

Date: 21.03.22 V2



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:

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- iii. 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.



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