



stratton
creber
commercial

property consultants

To Let

67 New George Street,
Plymouth PL1 1RJ

Ground and first floor retail unit with second
floor ancillary

Busy city centre shopping parade location

Sales Area: 1067.45 sq m (11,490 sq ft)

Rent: On application

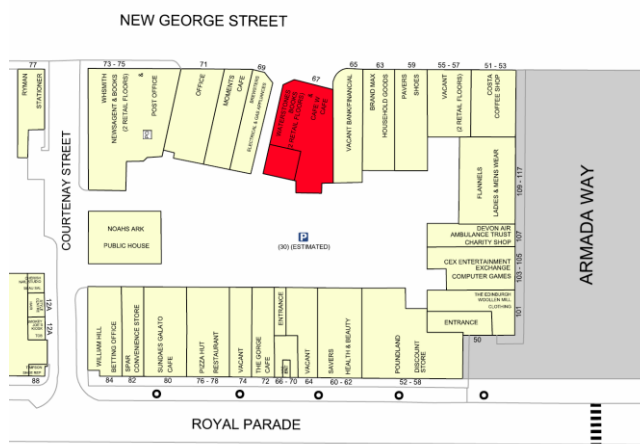
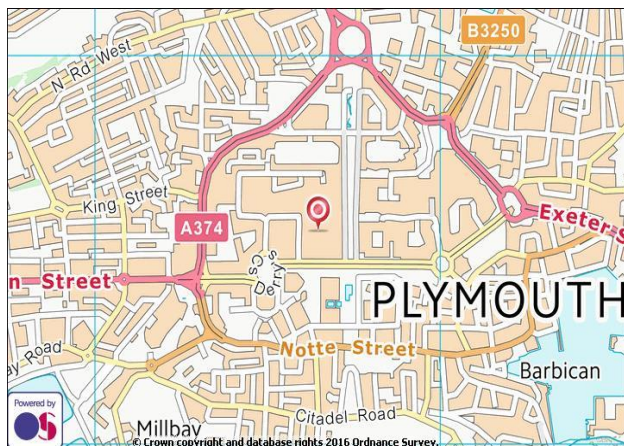
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest 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 national and European destinations.

The property is located in the heart of Plymouth City Centre, occupying a prominent position in the middle of New George Street. This busy location houses retailers including the likes of Poundland, Plymouth City Council First Stop Shop, Superdrug, McDonalds, Burger King, Vodafone, Costa Coffee, Greggs and WH Smith, along with many other national and regional operators.

Benefiting from a substantial frontage to New George Street, the property is one of three adjoining retail shops with a brick façade under a pitched roof. The unit comprises a ground and first floor retail unit with ancillary storage/office accommodation on the second floor.

The unit is serviced from the rear of the property with direct access on to the pay and display car park.

Accommodation

Ground floor sales	328.13 sq m	3,532 sq ft
First floor sales	459.31 sq m	4944 sq ft
Second floor ancillary	280.01 sq m	3,014 sq ft

Tenure

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

Rateable Value

The property is shown in the 2017 rating list has having a Rateable Value of £106,000. 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 EPC rating for the property is B (49).

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

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Joint Agents

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