

stratton
creber
commercial

property consultants



To Let

119 Mayflower Street,
Plymouth, PL1 1SD

Prominent city centre location close to
Plymouth University

Newly Developed Ground floor & Upper
ground floor retail units

Upper Ground Floor 154 sqm (1657 sq ft)
Ground Floor 295 sqm (3175 sq ft)

Adjoins public car parking facilities

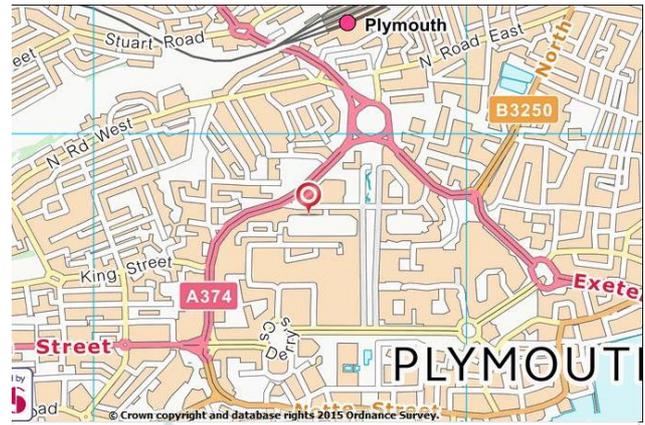
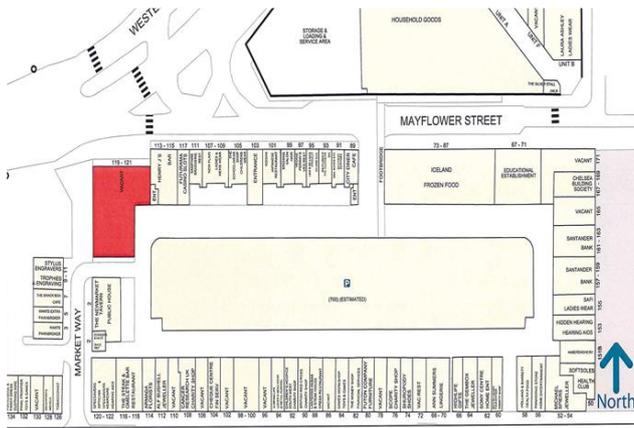
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(01752) 670700

chrisryland@sccplymouth.co.uk

gavins@sccplymouth.co.uk

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 based 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 property is located on Mayflower Street within Plymouth City Centre and also benefits from frontage to Western Approach which is one of the main thoroughfares in the City Centre. The site is diagonally opposite the Armada Shopping Centre and benefits from a number of pay and display car parks close by, one of which is directly to the rear of the building. The building is located some 600m from Plymouth University.

The development will comprise of 70 luxury rooms and two ground and upper ground floor commercial units. The iconic development is due to be completed for September 2017.

The commercial units are available separately or can potentially be combined. The upper ground floor units has a vast frontage onto Mayflower Street and can be visible from the busy circulation road Western Approach. The ground floor fronts the Market Way and the newly developed bus depot. To the west of the building there is a high level of investment being put into the public realm to improve the immediate outlook.

Accommodation

Ground Floor	295 sq m	3,175 sq ft
Upper Ground Floor	154 sq m	1,657 sq ft
Total	449 sq m	4,833 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rents are:

Upper Ground Floor: £30,000 p.a.x.

Ground Floor: £10 psf.

Rateable Value

The accommodation will be assessed on completion of the development. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Planning

The unit currently benefits from planning permission for A1, A2 and A3 uses.

Energy Performance Certificate (EPC)

The property will be assessed on completion of the development.

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: 11305



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.