



To Let

57 Cornwall Street,
Plymouth, PL1 1NS

Ground floor retail unit with first and second floor
ancillary

Prominent city centre location

Ground Floor Sales Area: 93.09 sq m (1,002 sq ft)

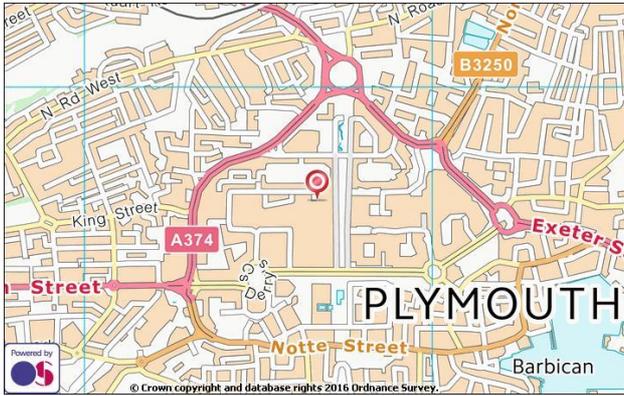
Rent: £19,500 PAX

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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Location & Description

The city of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 inhabitants and is the largest city in the South of England west of Bristol. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations.

The subject property is located within Plymouth's partly pedestrianized retail core within a secondary retail pitch on the northern side of Cornwall Street to the left of its junction with Armada Way. Cornwall Street provides services and access to retail units to the west of the subject property. It is effectively a cul-de-sac from the viewpoint of vehicle traffic being accessed via Raleigh Street to the south west, although there is a service lane.

Cornwall Street is a home to many national and local operations including the like of Superdrug, Clarks, Specsavers, HMV, Café Nero, Card Factory, B & M and Boots.

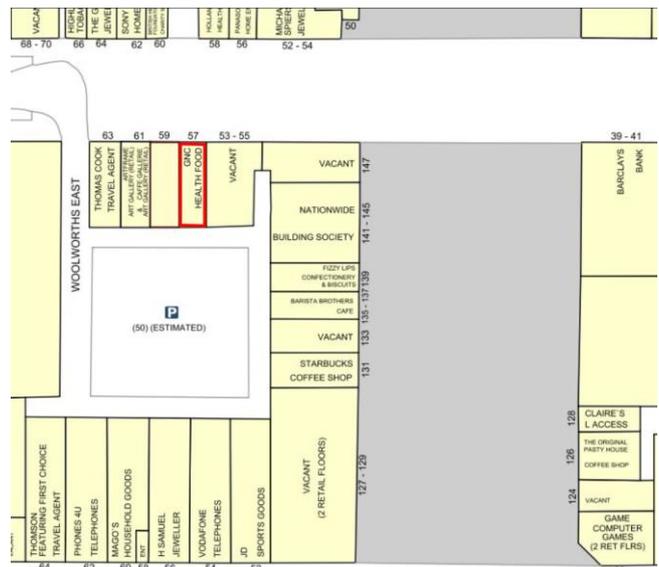
The accommodation comprises of a ground floor retail unit with a storage room to the rear, further storage located on the first floor and staff facilities with a kitchen located on the second floor.

Accommodation

Ground Floor Sales	93.09 sq m	1,002 sq ft
First Floor	45.8 sq m	492 sq ft
Second Floor:	17.8 sq m	191 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £19,500 pax.



Rateable Value

The property is assessed under the 2017 rating list has having a Rateable Value of £20,250. 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 property has been rated E (110).

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.

Ref: 13146



Plymouth Office

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