



# To Let

34 Mayflower Street,  
Plymouth, PL1 1QX

Prominent City Centre location

Ground floor takeaway outlet and first floor restaurant

Gross Internal Area 2,891 sq ft (268.65 sq m)

Rent: £22,000 pax

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest commercial 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. The city is situated on the east bank of the Tamar Estuary and is served by rail, flight and ferry links to destinations nationally and European.

The subject premises is located on Mayflower Street which is situated directly off Armada Way. Mayflower Street is a busy thoroughfare located to the north of the prime retailing core within the City Centre. This well-established retailing pitch benefits from being well served by local buses, car parks and is a short distance from Plymouth train station.

Plymouth University & Plymouth Art College campuses are both located within 200 meters of the property where there is a combined total of 25,000 students plus staff. In the immediate area the property is also surrounded by purpose-built student accommodation and office premises.

The subject premises comprise a two-storey end of terrace, self-contained takeaway / restaurant outlet. The ground floor accommodation has previously been used as a takeaway facility serving the restaurant area on the upper floor. On the first floor there is a secondary counter / bar which is located in front of the kitchen area. At the rear there is a small manager's office and male and female WC facilities. The first floor accommodation has large visibility being situated over both the ground floor of the demised premises and also the adjoining restaurant. Access to the accommodation is gained via the Mayflower Street entrance. There is also additional access from the rear of the accommodation for delivery purposes located off the rear car park.

## Accommodation

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

### Ground Floor

Gross Area 58.18 sq m 626 sq ft

### First Floor

Gross Internal Area 210.33 sq m 2,264 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 £22,000 pax.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £18,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

This property has an EPC rating of C(63)

## VAT & Legal Costs

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Each party to bear their own legal costs incurred in the transaction.

## 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: 12649



### Plymouth Office

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