



To Let

45 North Hill,
Plymouth PL4 8EZ

Ground floor retail/office unit

Prominently located on main arterial road
close to the university.

Sales Area: 53.23 sq m (573 sq ft)

Rent £9,000 pax

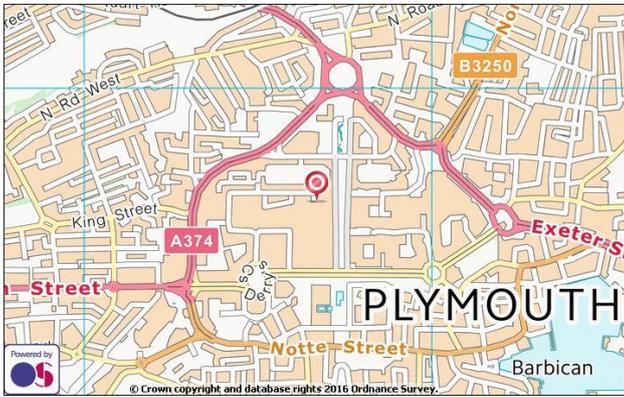
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

(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 commercial centres in the South West. Plymouth has a residential population of approximately 250,000, which is predicted to rise within the next 10 years to 300,000, making the city the tenth largest in England. Plymouth is based 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 at Exeter. The city is situated on the east bank of the Tamar Estuary served by rail and ferry links to destinations nationally and European.

The premises is located to the North of Plymouth's main shopping area in the city centre. North Hill is an established professional and business district in close proximity to Plymouth City Centre, Plymouth University and Mutley Plain shopping district.

The premises consist of an open plan ground floor retail / office unit with a kitchen and WC facilities.

Accommodation

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

Retail Sales Area:	53.23 sq m	573 sq ft
Kitchen:	6.32 sq m	68 sq ft

Lease Terms & Rent

The premises are available by way of a new lease length negotiable on equivalent full repairing and insuring terms at an annual rent of £9,000 pax.



Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £5,800. 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 E(101). Works are currently being undertaken to upgrade this.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

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 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12589



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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