

TO LET

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PROPERTY CONSULTANTS

Lock-up shop

55 Ebrington Street, Plymouth PL4 9AA

1,220ft² / 113m²

Ground floor shop with 24' frontage with A1, A3 & A5 Hot Food Takeaway Consent



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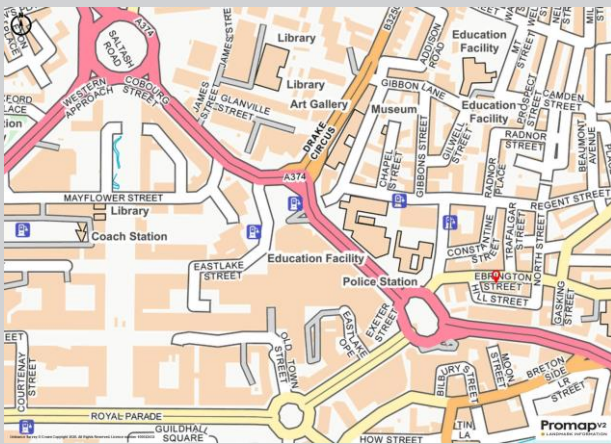
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Location

Ebrington Street lies immediately to the west of the 60,000m² Drake Circus covered mall shopping centre and the University of Plymouth. It therefore enjoys a lively city centre trade and footfall, particularly from the student population. The property is on the south side of the street with a sunny rear prospect. Nearby occupiers include Sainsburys, Tesco and numerous cafes, bars, hair & beauty, take-aways and an eclectic mix of retail shops.



Description

Ground floor retail shop with 7.32m / 24ft glazed and shuttered frontage. Reaching to a depth of 20.5m / 67ft depth with laminate floor, part suspended ceiling and a rear prospect which might enable a food and drink deck to be installed over the rear car park.



Last used as a Café, Shop and hot food takeaway (A1, A3 & A5) consent approval ref 17/00540/FUL

Accommodation

	m ²	ft ²
Ground Floor	113	1,220
ITZA	69	738

Services

Three phase electricity, mains water and drainage.
EPC: D 76

Business Rates

Rateable Value 2017: £14,750
UBR multiplier 2020/21: 51.2p in the £



Terms of Availability

The property is vacant and available to let immediately on conventional tenant's FR&I leasehold terms, at an initial annual rent of £15,000pa, subject to contract.



Viewing

By appointment during office hours via Listers.

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