

stratton
creber
commercial

property consultants



To Let

156 Armada Way,
Plymouth, PL1 1LB

Viewing by prior appointment with Joint Agents
Stratton Creber Commercial
Chris Ryland or Gavin Sagar

(01752) 670700

chrisryland@sccplymouth.co.uk

gavins@sccplymouth.co.uk

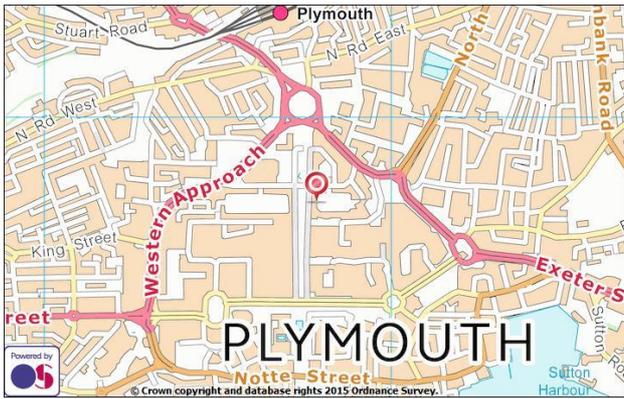
Ground floor retail unit with the benefit of an
A2 planning use

Prominent city centre location

Sales area: 66.51 sq m (716 sq ft)

Rent: £23,500 pax

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 premises are situated in the heart of Plymouth City Centre in Armada Way, a parade where the ground floor element is primarily retail and banks, with the majority of upper floors being office space. Armada Way is the main link from the city's railway station through the shopping centre onto the historic Hoe.

The premises comprise a lock up shop with a small kitchen and WC to the rear.

Accommodation

Shop Width	55 ft	16.76 m
Shop Depth	22 ft	6.70 m
Ground Floor Sales Area	716 sq ft	66.51 sq m
Rear Cupboard	26 sq ft	2.41 sq m

Lease Terms & Rent

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms with an initial quoting rent of £23,500 pax.

Energy Performance Certificate (EPC)

The property has been rated D (78).



Rateable Value

We understand that the property is shown in the 2010 Rating List as having a rateable value of £30,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

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.

Joint Agent

Savills
 Alan Elstob
 0117 910 2200
AElstob@savills.com
www.savills.co.uk

Ref: 13035

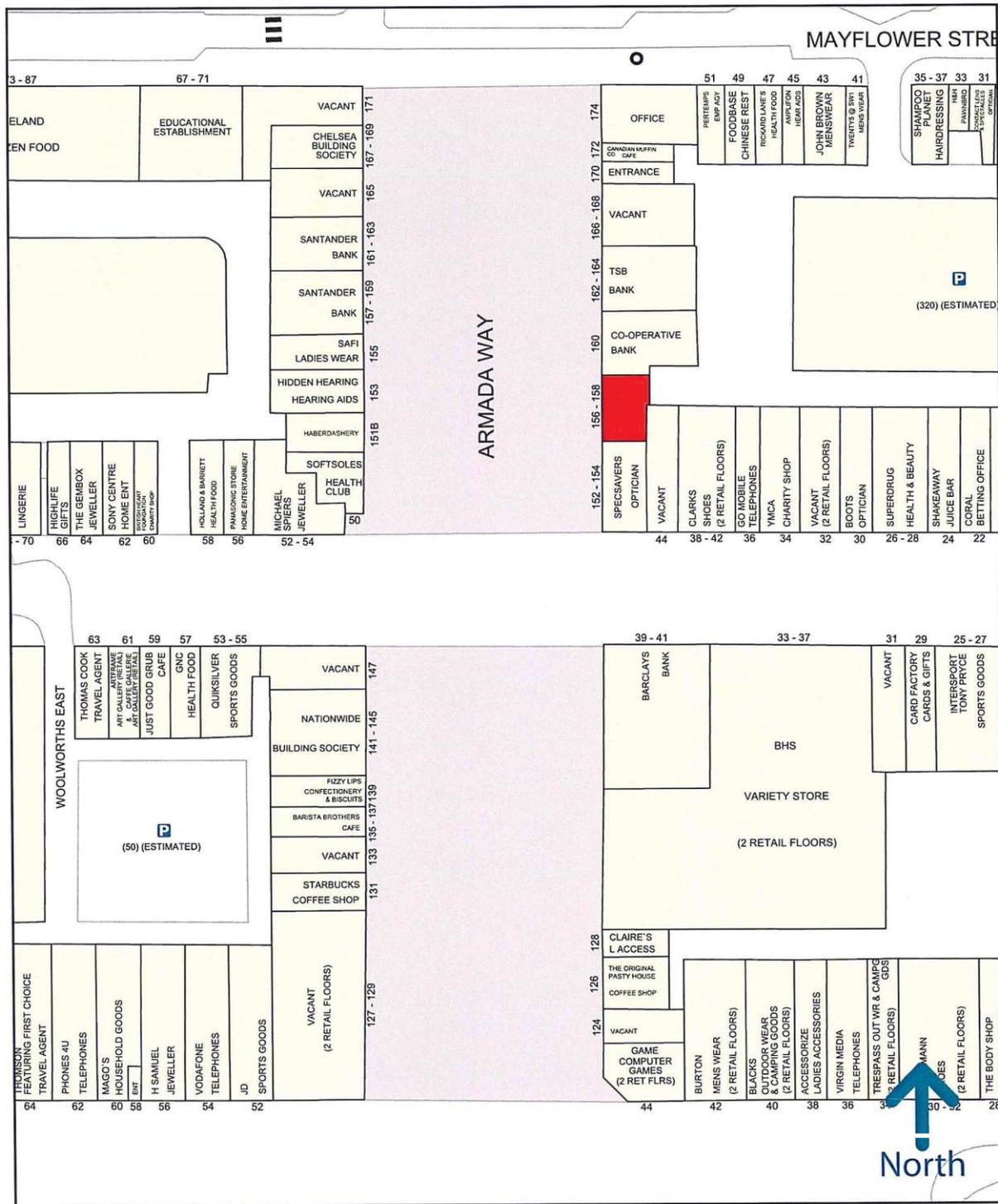
Date: 13 August 2020



Plymouth Office
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