



To Let

21a Mayflower
Street, Plymouth
PL1 1QJ

First Floor commercial premises / E Class

City centre location

Total size: 67.9 sq m / 730 sq ft

Offers based on £9,000 PAX

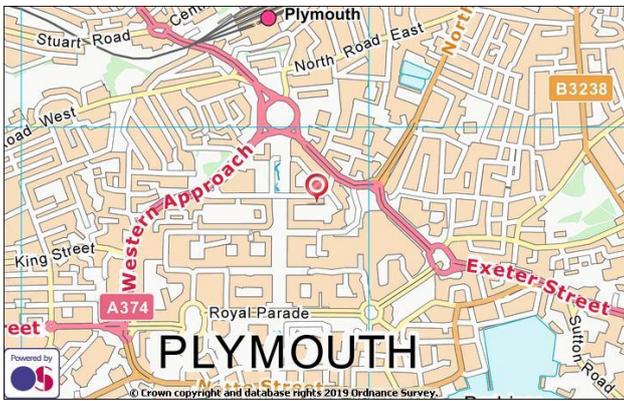
Short term lettings considered.

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



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.

Directly accessed via Mayflower Street, a small reception area with a sliding door leading to a staircase leading to the first floor. To the first floor a commercial premises with E Class use ideal for a variety of uses. The layout comprises four individual office rooms, a kitchen and WC facility. A basement is accessible from an external rear staircase and provides excellent additional storage.

Accommodation

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

Total: 67.9 sq m 730.87 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £9,000 PAX.

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.

Energy Performance Certificate (EPC)

The EPC rating for the property is E (111)

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £4,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

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: 12874



Plymouth Office

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

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.