

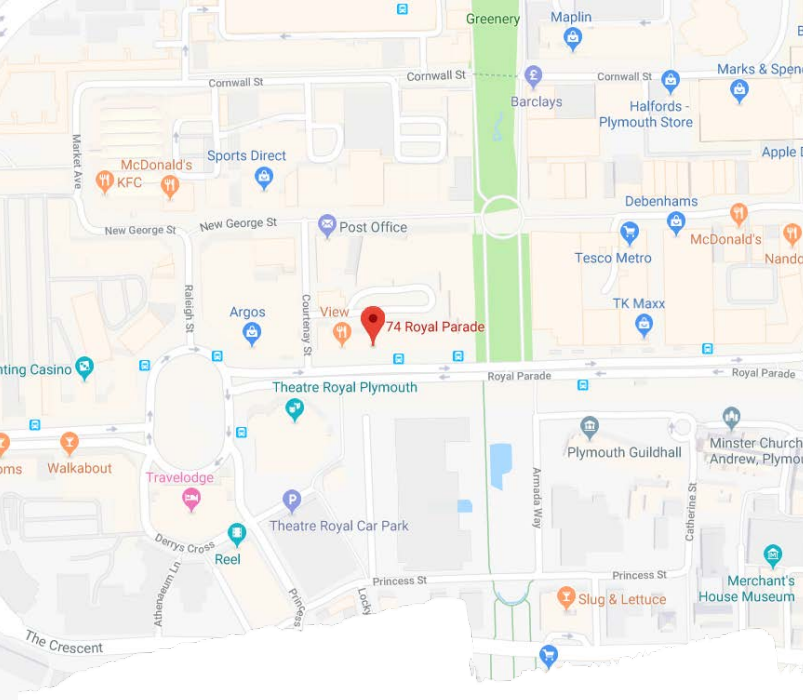


# For Lease

## 74 Royal Parade

Plymouth, PL1 1EW

- High Street retail unit to let
- Size: 1,716 sq. ft.
- Rent: £30,000 per annum
- New lease to be agreed



### Location

The premises occupy a busy trading position fronting Royal Parade and the City's bus station. The property is located in close proximity to the Derry's Cross development which will deliver a 110 bedroom Premier Inn, other nearby occupiers include House of Fraser, Argos, Poundland and Edinburgh Woollen Mill.

### Accommodation

The premises provide the following approximate net internal floor areas:

Description	Size
Ground Floor	1,257 sq.ft.
Lower Ground Floor	459 sq. ft.
<b>Total</b>	<b>1,716 sq. ft.</b>

### Lease Terms

New effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £30,000 per annum exclusive of rates and VAT.

### Legal Costs

Each party to bear its own costs.

### Service Charge

Available on request.

### EPC:

D: 93

### Rating Assessment

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	“Shop and Premises”
Rateable Value:	£37,500
UBR (2017/18)	£0.48

### Viewing and Further Information

Property inspection and viewing strictly by appointment or with our joint agent.



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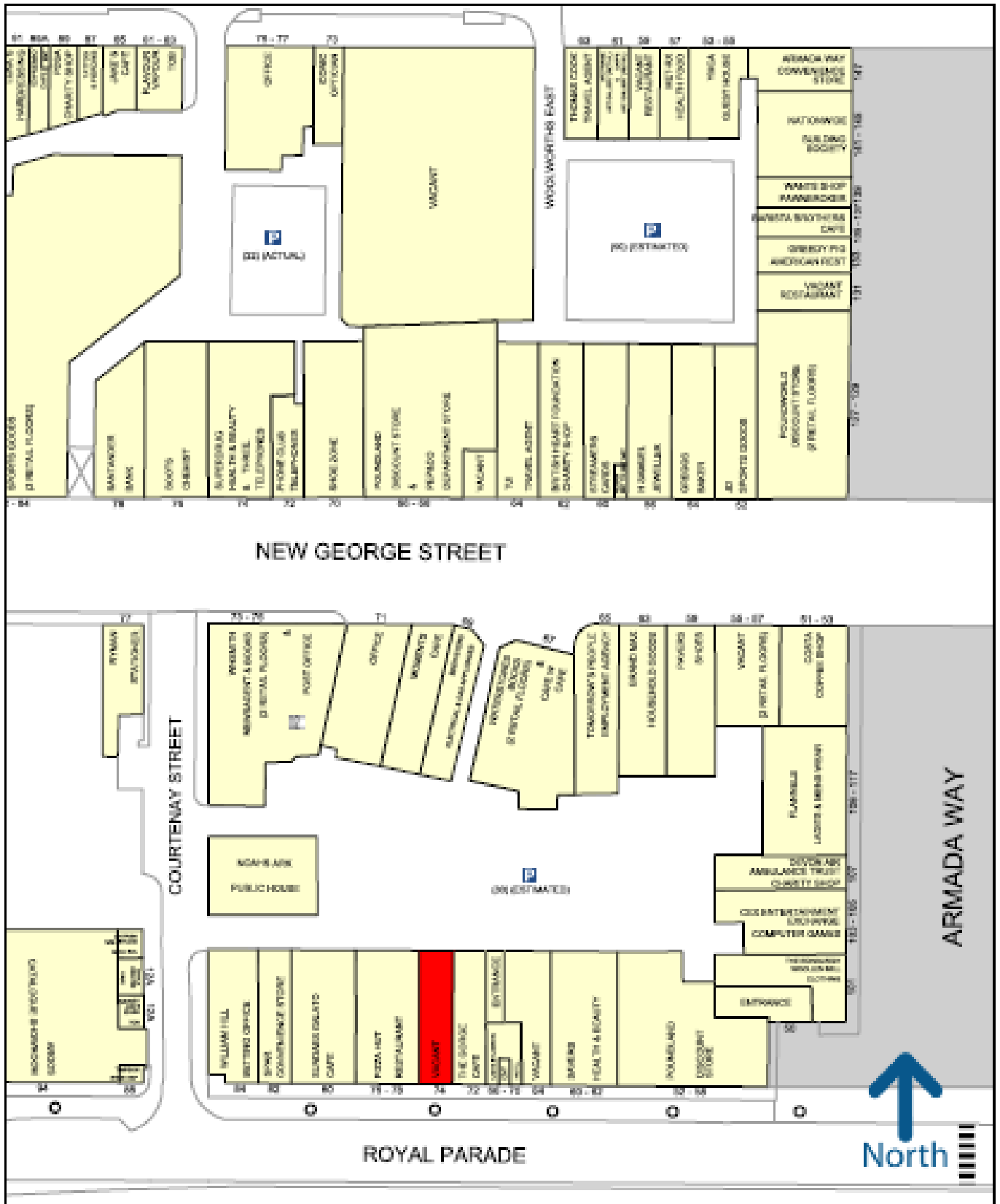
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