

11, Cornwall Street, Plymouth, PL1 1NL

RETAIL UNIT - TO LET

Summary

- Close proximity to the entrance of Drake Circus Shopping Centre
- Good frontage to depth
- Adjacent to Marks & Spencer Food Hall
- Strictly Confidential - Staff unaware

Location

The property is situated at the far eastern end of Cornwall Street within close proximity to the entrance of Drake Circus Shopping Centre. The property is also adjacent to Marks & Spencer Food Hall with other nearby retailers including Halfords, Caffe Nero and American Coffee House.

Accommodation

The premises provide the following approximate net internal floor areas:

| Floor / Unit | Description | Sq ft | Sq m |
|--------------|-------------------|-------|--------|
| Ground | Sales | 1,975 | 183.48 |
| 1st | Ancillary Storage | 1,119 | 103.96 |
| 2nd | Ancillary Storage | 1,360 | 126.35 |
| 3rd | Ancillary | 60 | 5.57 |

Tenure

The property is available on a new full repairing and insuring lease, on terms to be agreed.

Subject to vacant possession

Rent

£45,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2018/2019): £34,510 per annum

(based upon Rateable Value: £70,000 and UBR: 49.3p)

EPC

This property has been graded as 100(D).



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

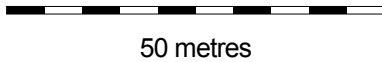
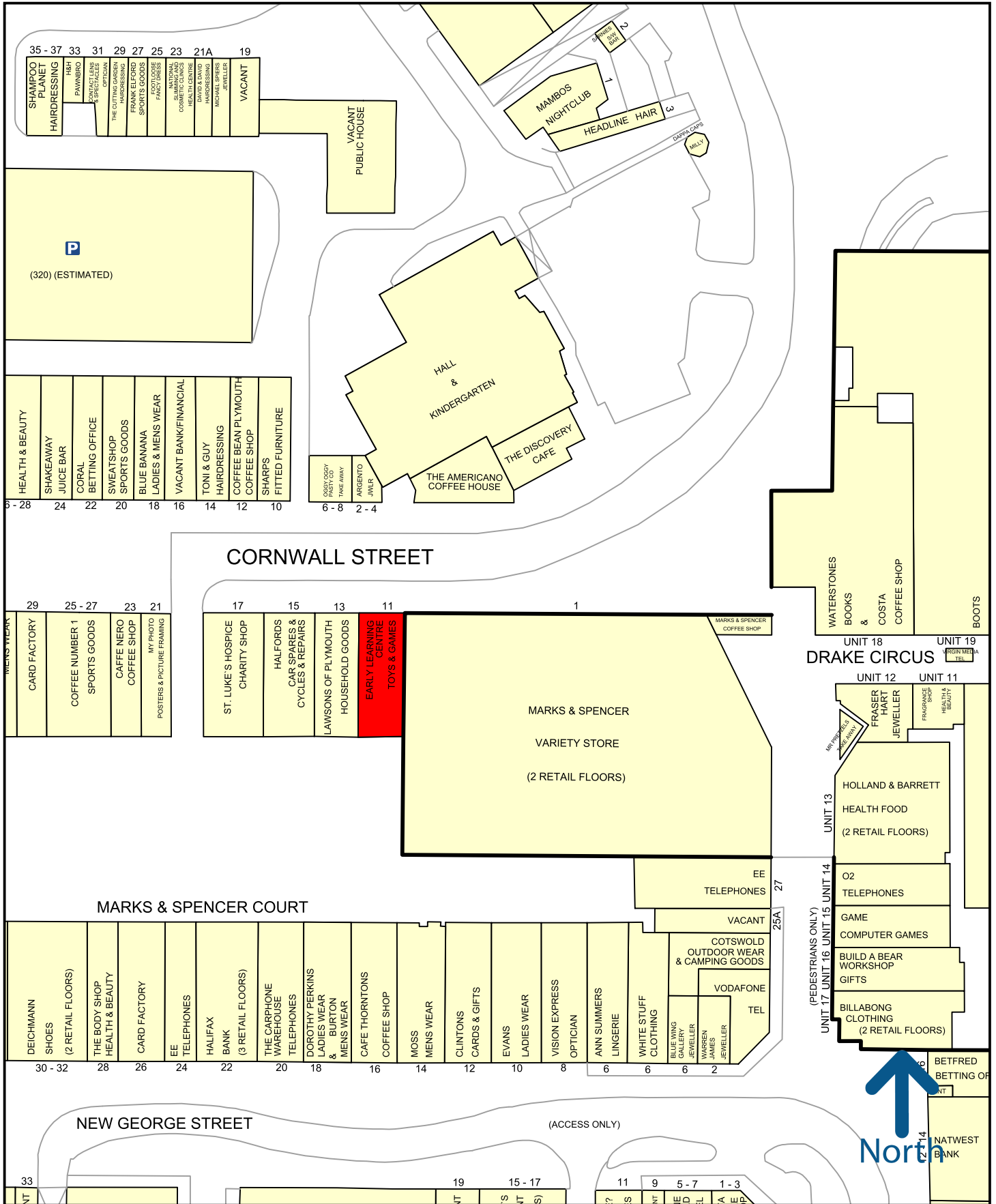
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Experian Goad Plan Created: 05/04/2018
Created By: Jones Lang LaSalle Ltd

