



# For Lease

## Former Bingo Hall

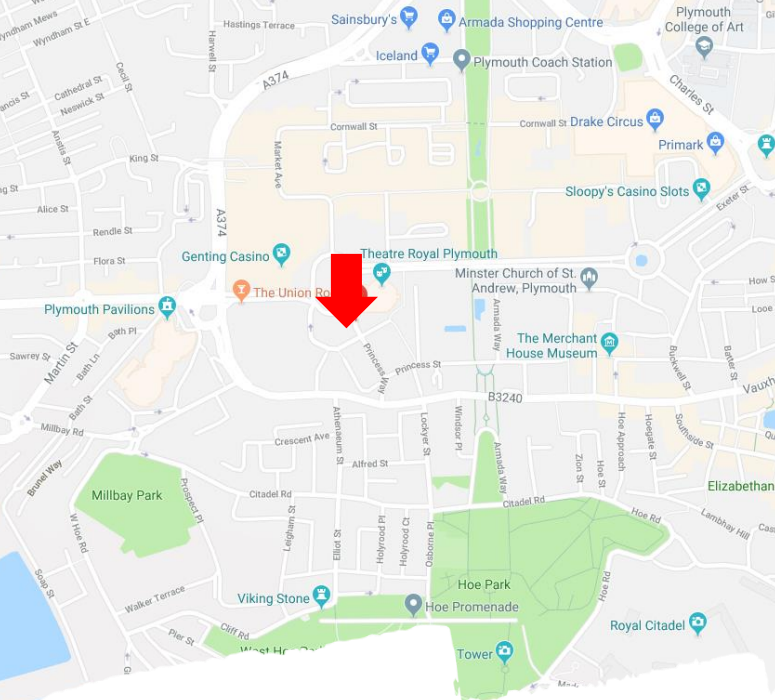
*Derry's Cross, Plymouth, Devon, PL1 2SW*

Available on short term tenancy

13,693 sq ft./ 1,272 sq mtrs

Visible site close to city centre





### **Location and Description**

The property is located on Derry's Cross, on the corner of Princess Street. This is a busy intersection loss to the city centre. Nearby occupiers include the adjoining cinema, Travelodge, Plymouth's Theatre Royal and a number of food and beverage establishments.

### **Accommodation**

Entrance lobby, inner lobby, main room over two levels with staff room, office, cashiers office, former bar and kitchen, customer toilets and various store rooms. The premises provide the following approximate net internal floor areas:

Description	Size
Ground Floor	13,693 sq.ft.

### **Terms**

The property is available by way of a tenancy of up to 6 months. The site is part of a planned development. The landlord will insure the property and charge the premium to the tenant on a pro rata basis. Rental deposit of £10,000. First three months rent payable in advance. Potential tenants will need to submit a written proposal to include a rental bid and references.

### **Rent**

Offers invited exclusive of rates and services and VAT (if applicable). Rental bids to be submitted along with references and business plan.

### **Legal Costs**

Each party to bear its own costs.

### **EPC:**

G:128

### **Rates**

As of 1<sup>st</sup> April 2017 the rateable value is listed at £48,250. Rates payable is listed via Plymouth City Council website as £34,231.58

### **Viewing and Further Information**

Property inspection and viewing strictly by appointment.

#### **Michael Easton**

T: +44 (0) 1392 429381

M: 07527 388 045

[Michael.Easton@eu.jll.com](mailto:Michael.Easton@eu.jll.com)

#### **John Kinsey**

T: +44 (0) 1392 429309

M: 07703 234 275

[John.Kinsey@eu.jll.com](mailto:John.Kinsey@eu.jll.com)

[property.jll.co.uk](http://property.jll.co.uk)

#### **DISCLAIMER**

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.80;

