



For Lease

Former Bingo Hall

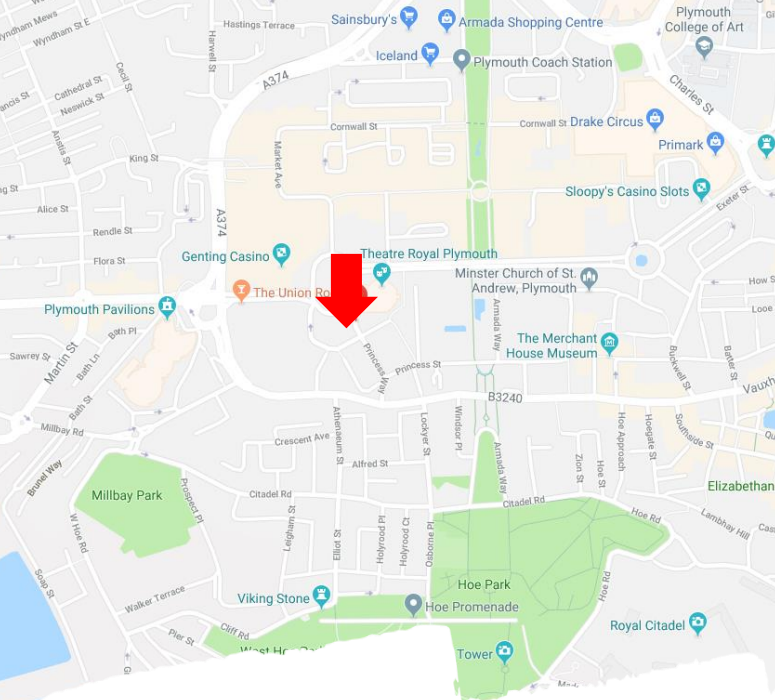
Derry's Cross, Plymouth, Devon, PL1 2SW

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 close 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 1st 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.

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