

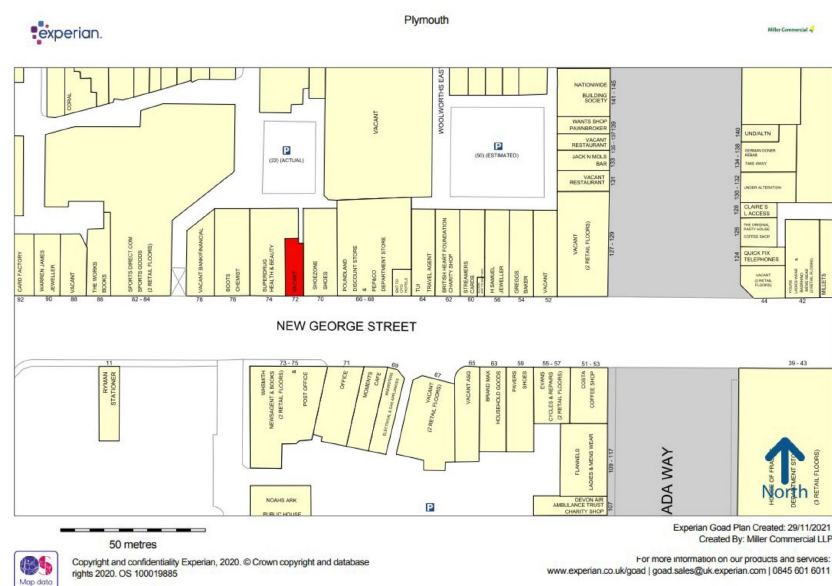


72 New George Street, Plymouth PL1 1RR

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants. The city is easily accessible with the main A38 located circa two miles north of the city centre. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

£25,000 Per Annum Excl Leasehold

- RETAIL UNIT TO LET
- PROMINENT CITY CENTRE LOCATION
- HIGH LEVELS OF FOOTFALL
- GROUND FLOOR SALES WITH ANCILLARY
- 872 SQ FT SALES AREA



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION

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north of the city centre. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The property is located in a prominent position along New George Street in one of the principle pitches leading to Drakes Circus Shopping Centre. Nearby occupiers include Boots, Superdrug, Poundland and Mcdonalds restaurant.

DESCRIPTION

The property comprises a ground floor retail unit with office, kitchen and WC located to the rear.

SCHEDULE OF ACCOMMODATION

Ground floor sales - 81.02 sq m (872 sq ft)
Ground floor ancillary - 18.18 sq m (196 sq ft)
TOTAL - 99.20 sq m (1,068 sq ft)

TENURE

The property is available by way of a full repairing and insuring lease with terms to be agreed

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £28,500.

LEGAL COSTS

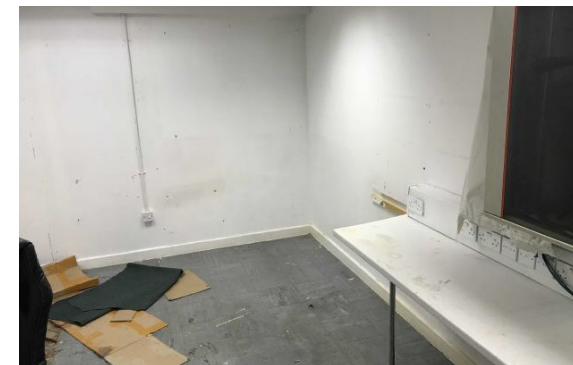
Each party to bear their own legal costs as part of the transaction.

LOCAL AUTHORITY

Plymouth City Council

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (105).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk or
Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk

