



**A1 RETAIL PREMISES** **TO LET**  
57 Ebrington Street, Plymouth, PL4 9AA

## Summary

- A1 Retail unit in popular vibrant location in Ebrington Street
- 1,495ft<sup>2</sup> / 139m<sup>2</sup>
- Ground and lower ground floor premises
- Available on new lease terms

## Location

Plymouth is the largest city on the south coast of England with a population of over 250,000 and a range of shopping, educational and sporting/leisure facilities, including marine. There is a mainline train service to London (Paddington) and to Cornwall. A car-ferry port operates services to France and northern Spain. The A38 dual carriageway bisects the city and links Plymouth to Cornwall and the M5 and motorway network at Exeter, 35 miles to the east.

Ebrington Street lies immediately to the west of the 60,000m<sup>2</sup> Drake Circus covered mall shopping centre and the University of Plymouth. It therefore enjoys a lively city centre trade and footfall, particularly from the student population. The property is on the south side of the street with a sunny rear prospect. Nearby occupiers include Sainsburys, Tesco and numerous cafes, bars, hair & beauty, take-aways and an eclectic mix of retail shops.

## Description

Ground floor retail shop with basement storage and allocated parking to rear. Directly fronting Ebrington Street with glazed bay shop frontage and storm porch canopy over entrance. Principle retail areas with glazed canopy over leading to rear office areas and stairs leading to the lower ground floor. Lower ground floor comprising a range of storage areas and welfare facilities.

## Accommodation (Gross Internal Area)

	m <sup>2</sup>	ft <sup>2</sup>
Ground Shop Floor	85	915
Lower Ground - Storage area 1	23	242
Storage area 2	6	62
Tea point	11	115
WC	15	161
Total	139	1,495





### Energy Performance

The property has been assessed and awarded a rating of D84.

### Terms of Availability (subject to contract)

The property is vacant and available immediately, on conventional tenant's FR&I leasehold terms, at an initial annual rent of £12,000pa. The property is not currently opted for the payment of VAT.

### Services

Mains Water, Electricity and Drainage are supplied to the property.

### Business Rates

Rateable Value (2023): £11,250  
UBR multiplier 2022/23: 51.2p in the £  
Up to 100% small business rates relief may be available.

### Planning / Use

The current use is A1 Retail. Other uses may be permitted subject to statutory consents. New Class E permitted development may enable use for uses such as A3 Café, A2 Betting, D1 Leisure & B1 Office.

The local planning authority is Plymouth City Council.

### Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

### Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

