



**52 NORTH HILL, PLYMOUTH, PL4 8EU**

**TO LET £18,000pa**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

North Hill is immediately to the north of the city centre and Drakes Circus shopping and Leisure centre, adjacent to The Box, an extension of the City Library and visitor centre, the College of Art and the mainline railway station is within walking distance. The shop occupies a highly prominent position opposite the University with a lively day and evening trade, particularly for student housing.

Adjacent occupiers include a bar, barbers, solicitors and a convenience store.

**DESCRIPTION:**

A 3-storey office/retail unit in a terrace of similar period shops, with glazed frontage, inset shuttered entrance door and a high quality office fit-out, including suspended ceilings, central heating and carpeting to both floors. The existing use is office-compatible with retail but A3 restaurant or A4 bar use may be considered, subject to superior landlord's consent.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Lower Ground Floor	388	36.05
Ground Floor	633	58.81
Second Floor	461	42.83
<b>Total</b>	<b>1,482</b>	<b>137.69</b>

**LEASE TERMS:**

The property is available TO LET by way of new FR&I lease, subject to surrender of existing lease at a rental price of £18,000pa + VAT.

Each party to bear their own costs.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (94).



**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £13,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-  
**Gareth Forrest**  
**Leigh Robison**  
 01752 222135  
 Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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