

YARMOUTH STORES LTD.

To Let

25 Southside Street, The
Barbican, Plymouth,
PL1 2LD

Prime central location on The Barbican

Ground floor retail unit with ancillary

Total Size: 37.41 m² / 402.68 sqft

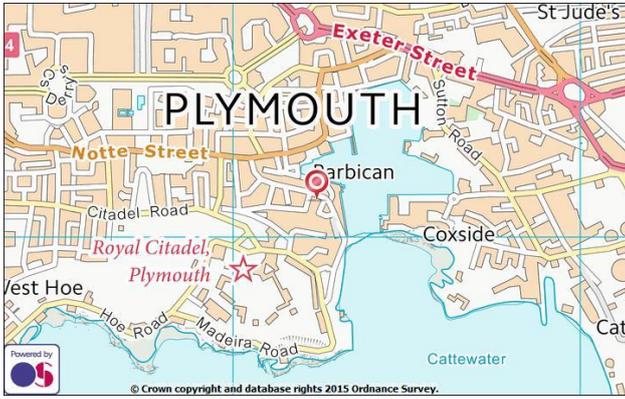
Asking rent: £14,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

The city of Plymouth has developed into the principal conurbation within Devon, having a population in excess of 250,000 residents. It provides a comprehensive range of business, leisure and amenity facilities together with employment opportunities. Plymouth is located on the A38 Expressway, the main arterial route through the county of Devon to the south of Dartmoor and one of the principal routes into Cornwall. The A38 connects to the national motorway network at Exeter approximately 40 miles to the north east of Plymouth. Plymouth also has a noted naval port and dockyard, the benefit of a railway station on the Penzance to Paddington line.

Double fronted ground floor retail shop located in a prime trading position at the eastern end of Southside Street in the heart of Plymouth's historic Barbican area. The comprises a ground floor retail shop with front display area and rear ancillary space.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor

Retail area	29.79 sqm	320.67 sq ft
Ancillary	7.62 sqm	82.03 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £14,000 PAX.

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £11,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is G195.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13342
Date: 11.02.21



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