



To Let

£15,000 pax

First & Second Floor 78 New George Street,
Plymouth, Devon PL1 1RR

3,176 Sq Ft
(295 Sq M)

Summary

- City centre
- Variety of uses with Class E use
- Excellent quality offices on first floor
- Public parking to the front

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
First floor	128	1,380
Second floor	167	1,796
Total	295	3,176

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (67)

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £19,250. Therefore making the approximate Rates Payable £9,606 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £20,250, making the Rates Payable £10,105 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

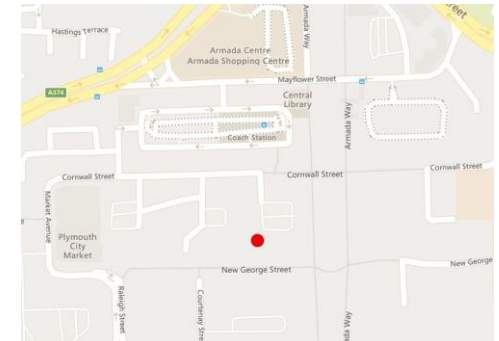
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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