

Summary

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

Location:

The property is located on New George Street, to the western end of Armada Way in the city centre. There is pay and display car parking to the front.

Description:

The property is accessed via a staircase at the front that leads to the upper floors. The first floor provides office space which is configured with glass partitions, as well as a kitchen / break out space and toilet facilities. The second floor is open plan.

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. <u>Contact</u> 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

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Plymouth Office Plym House, 3 Longbridge Road, Plymouth, Devon, PL6 8LT



kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to weleasingbusinesspremises.couk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are ested out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of rate but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

