

**To Let**

**£9,500 pax**

Part Second Floor, 26 Lockyer Street, Plymouth, Devon,  
PL1 2QW

604 Sq Ft  
(56.1 Sq M)

## Summary

- City centre location
- New lease
- Modern fit out
- Secure car parking available on licence
- Light and airy
- £9,500 per annum exclusive

### Location:

The suite is located on the second floor of Gill Akaster House, a prominent 4-storey office building which is situated in central Plymouth on Lockyer Street with Notte Street running directly alongside. The building is within walking distance of the main retail sector as well as the historic Barbican and the Magistrates Court and the area boasts several public car parks as well as on street parking at the front of the building. The premises are located less than 4 miles away from the A38 Devon Expressway which provides access to Exeter and the M5 to the north and Cornwall to the south.

### Description:

The suite comprises of two rooms, one larger than the other with the smaller room lending itself to a meeting room. The suite benefits from central heating, entry phone system, wooden flooring, suspended ceilings and lift access. The toilet facilities are communal. Car parking is available by way of a separate licence.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
<b>Total</b>	156.3	604

### Service charge:

A service charge is levied for the upkeep and maintenance of the communal and external areas of the building. Please enquire for further information.

### Services:

Mains electricity is connected to the suite. Gas, water and drainage are connected to the communal areas of the property, these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

D (90).

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand the Rateable Value is £5,500 therefore making the Rates Payable £2,745 per annum for 2024/25.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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 property is 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:

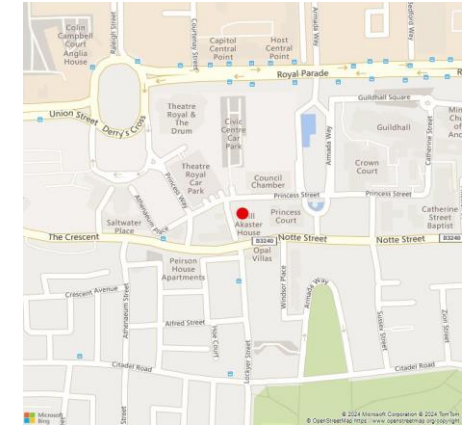
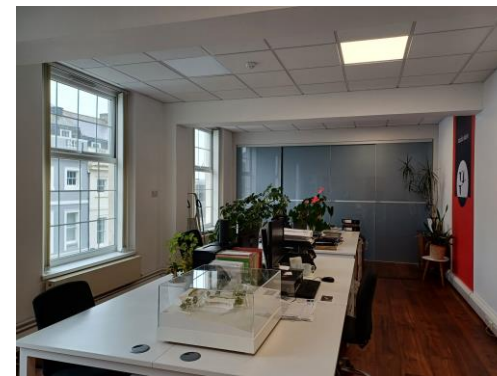
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

### 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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