

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£125,000 pax

Unit 1 Charles Cross, Plymouth, PL4 0BG

19,600 Sq Ft
(1,821 Sq M)

Summary

- Prominent city centre unit
- Adjacent to The Barcode and Drake Circus
- Easily accessible
- Pay and display car park adjoining the property
- High specification office fit out, which could be removed if required
- New lease

Location:

Plymouth has a primary catchment population of 471,000 people which ranks the city 20th in the UK. There are an estimated 5.1 million domestic and foreign visitors to the Ocean City substantially boosting spend. Plymouth has a student population of approximately 30,000 which is spread over the 3 Universities in the city. Development of The Barcode, which is adjacent to the property, has established leisure in the city centre and is performing extremely well.

The unit sits directly opposite Primark and Drake Circus, which is the main shopping centre in the city. There is a multi storey car park below the building, which makes parking nearby easy, as well as various other city centre car parks.

Description:

The property comprises a mainly open plan space with toilet and kitchen facilities located along the right hand side of the space. To the rear there are a number of meeting rooms. The property has most recently been used as a job centre but prior to this it was a retail unit. Consequently a major refurbishment was undertaken in 2020 to facilitate this use.

If an occupier would prefer a standard retail unit with increased ceiling heights, then the fit out can be removed.

Accommodation:

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

	sq m	sq ft
Total	1,821	19,600

Service charge:

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

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:

B (31)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £124,000 therefore making the approximate rates payable £63,488 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 property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs.

VAT:

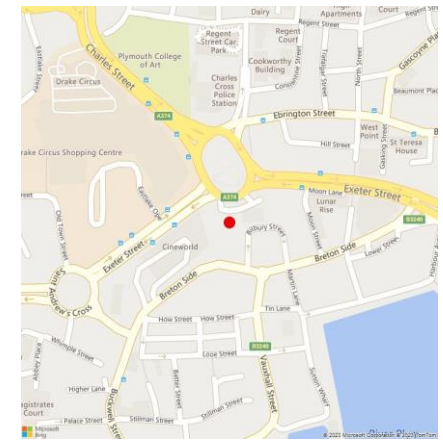
The property has been elected for VAT and therefore VAT will be charged on the rent.

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

Carys Makelis

Tel: **07841 150716**

Email: cmakelis@vickeryholman.com

Plymouth Office

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

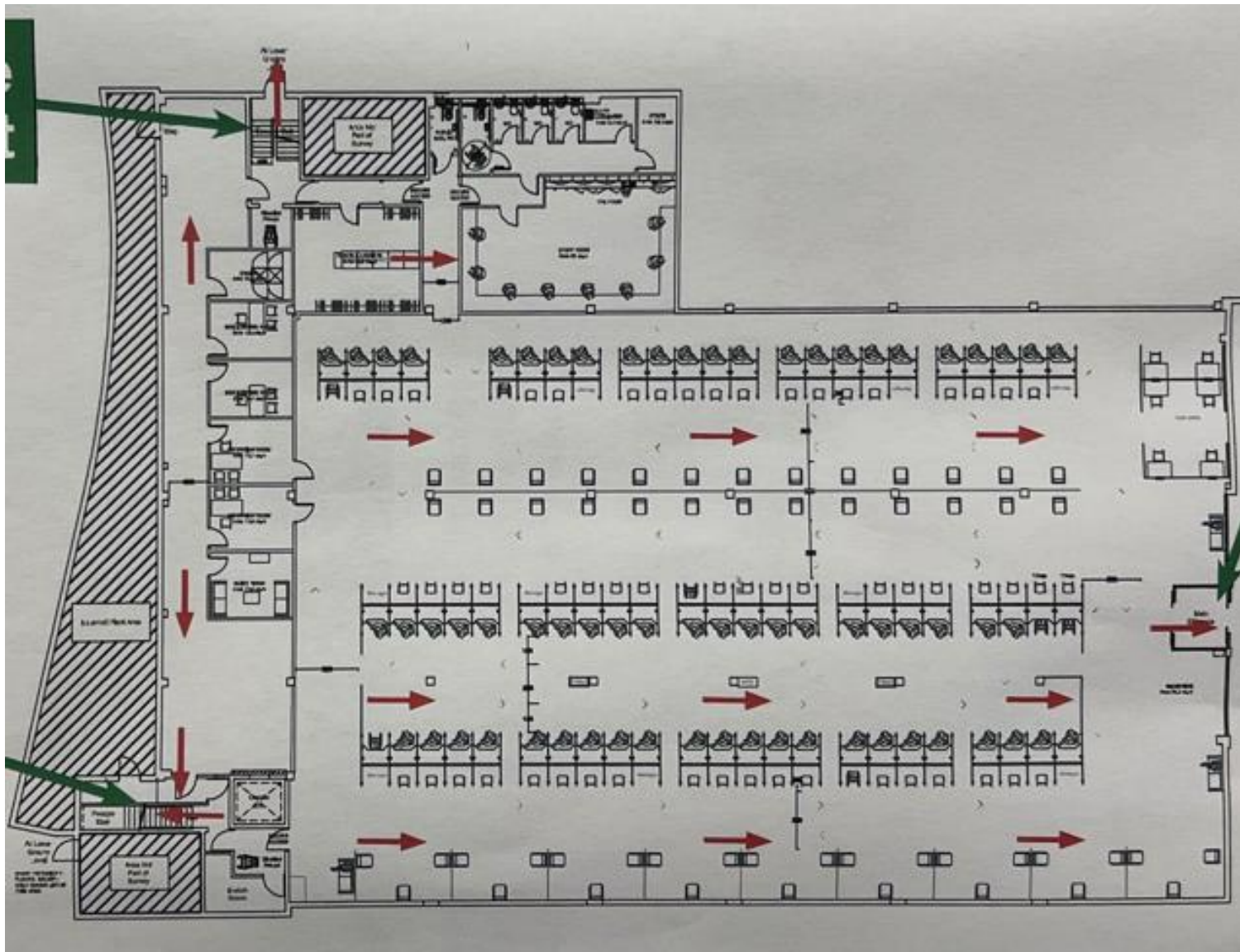


Main Area



Kitchen





Existing floor plan