



To Let

£72,000 pax

16- 18 Cornwall Street, Plymouth, Devon, PL1 1LP

3,490 Sq Ft
(324.2 Sq M)

Summary

- City centre location
- Close to Drake Circus
- New lease
- Double fronted unit
- Handed over in shell condition
- Rent free period available

Location:

The unit is situated in the heart of Plymouth City Centre in the pedestrianised part of Cornwall street, a parade where the ground floor element is a variety of retail premises including Café Nero, Marks & Spencer, Clarks Shoes, B&M and Card Factory.

Description:

The units are currently two single units. The landlords will carry out works to combine these units into one single unit and they will be handed over in shell condition. Alternatively, the unit can be let as two single units. Details on application.

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
Ground Floor	233.18	2,510
First Floor	91.04	980
Total	324.2	3,490

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts and structure of the building. 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:

Available upon request.

Planning:

Unit suitable for a variety of uses within class E. Any other uses considered (subject to planning).

Business rates:

We understand this property needs to be reassessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

Terms:

Available on a new full repairing and insuring lease for a minimum term of 5 years.

Legal fees:

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

VAT:

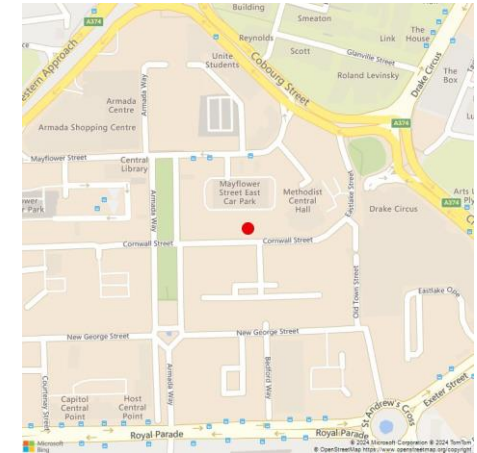
All figures quoted are exclusive of VAT if applicable.

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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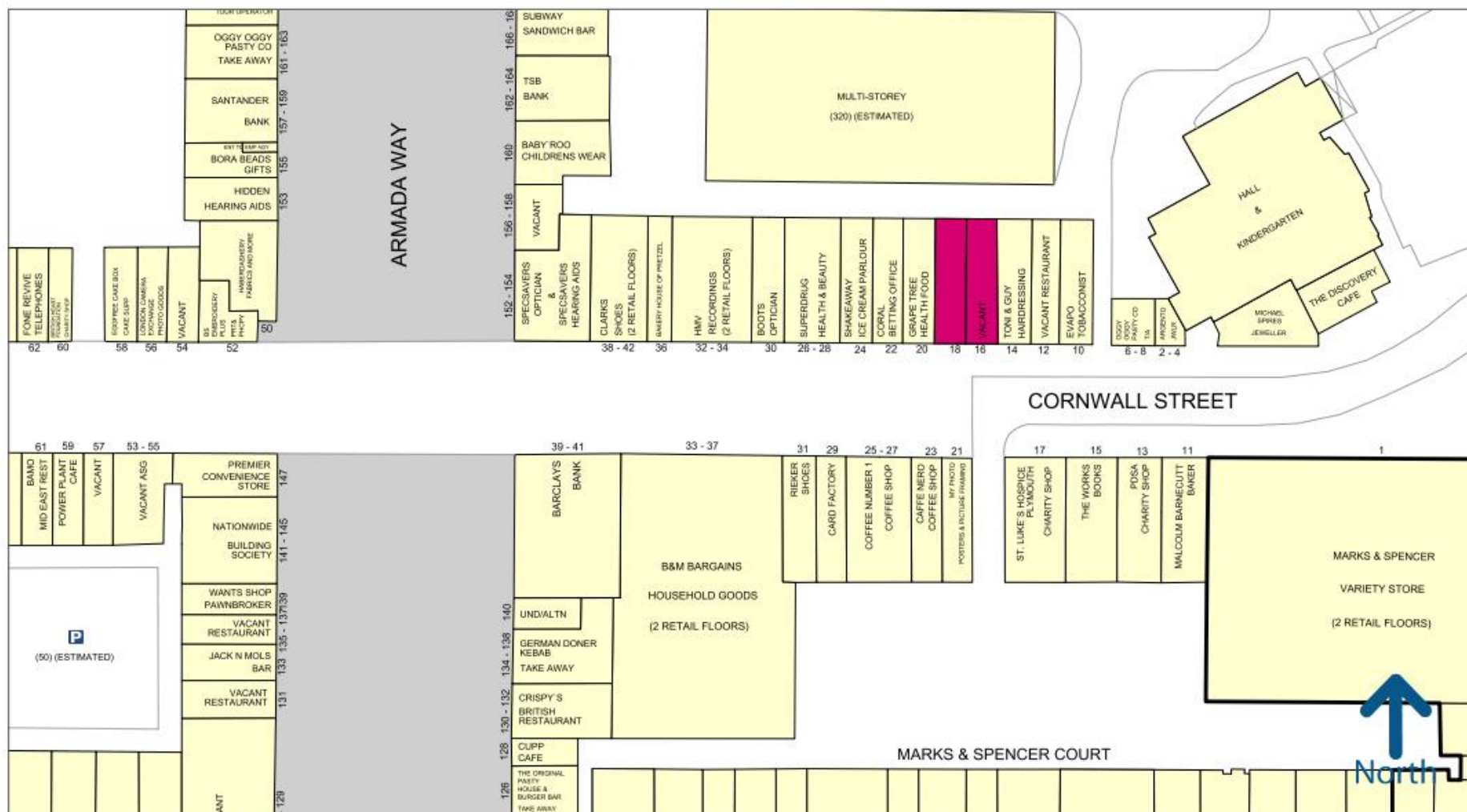
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50 metres



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