



To Let

12,000 pax

First Floor, 84 Cornwall Street, Plymouth, Devon,
PL1 1LR

716 Sq Ft
(66.5 Sq M)

Summary

- Popular city centre location.
- First floor space
- Currently fitted out as a hairdressers
- Parking to the front
- Public car parks nearby

Location:

The unit is situated in the heart of Plymouth City Centre on Cornwall Street. Cornwall Street is home to a mix of popular shops, cafes, and businesses.

Description:

Located on the first floor the property is accessed from a ground floor entrance with stairwell that leads up to the unit. The unit is mainly open plan with a store room, kitchen area and toilet to the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	66.5	716

Service charge:

A service charge is levied for the upkeep and maintenance of the external and structural areas 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:

E (101)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £13,500, therefore making the approximate Rates Payable £6,737 per annum for 2024/25.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. 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 Council.

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

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.

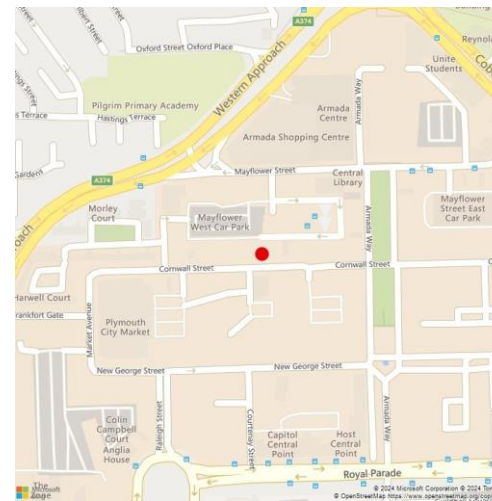
Code for leasing business premises:

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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