

# 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.

<u>Contact</u> 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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ry 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 leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessons of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for uidance 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 occupation, and other details are given ut responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the oyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

