



To Let

£12,000 per annum exclusive

First Floor, 35-37 Mayflower Street,
Plymouth, PL1 1QJ

887 Sq Ft
(82.4 Sq M)

Summary

- First floor retail property
- Most recently used as a beauty salon
- City centre location
- Modern fit out
- New Lease

Location:

A short distance from the Drake Circus Shopping Centre, and in close proximity to Plymouth University, Mayflower Street is a popular location for local traders.

The property has an end of terrace position and is located on the first floor of the building. It is accessed from the side road which is the entrance to one of the city's main pay and display car parks and fronts onto Mayflower Street. There is metered car parking in front of the property, making it easily accessible for customers.

Description:

The property is currently arranged to form a reception area with four treatment bays as well as three private treatment rooms, one of which has a shower. The property also benefits from a buzzer entry system and kitchen and WC facilities.

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
Total	82.4	887

Services:

It is understood 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:

D (80)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,750, therefore making the approximate Rates Payable £6,362 per annum for 2025/26.

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 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.

Service charge:

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

Legal fees:

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

VAT:

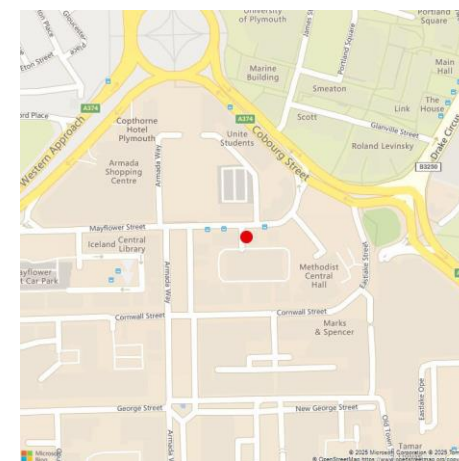
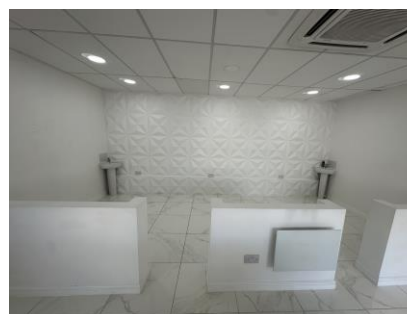
We are advised that the property has not been elected for VAT and therefore will not be chargeable.

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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