

# Summary

- Prime City centre Location
- Ground floor open plan retail unit
- High footfall area close to **Drakes Circus**
- New Lease

#### Location:

37 New George Street is situated in a prominent position within Plymouth City Centre, directly fronting one of the city's main pedestrianised retail streets. The area benefits from high footfall and close proximity to Drake Circus shopping centre, Armada Way and key public transport routes.

### **Description:**

The property comprises a ground floor retail unit with a wide shop front offering excellent street visibility. Internally, the accommodation is laid out as a single open plan retail area, suitable for a variety of retail uses.

### **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	61.4	661
ITZA	47.5	492

#### 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 (32)

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,250 therefore making the approximate Rates Payable £40,700 per annum for 2024/25. This figure covers both the first and second floors and will need to be split and reassessed.

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.

### Legal fees:

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

#### VAT:

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

## 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**

#### Anna Jackson

07841 150718

Email: ajackson@vickeryholman.com

### Carys Makelis

07841 150716

Email: cmakelis@vickeryholman.com

### Plymouth Office

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





