

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

£25,000 pax

35 New George Street, Plymouth, Devon, PL1 1RA

661 Sq Ft
(61.4 Sq M)

Summary

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

	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:

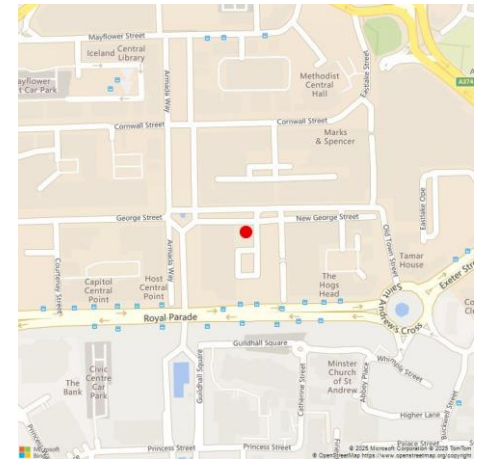
The property has been elected for VAT and therefore VAT will be charged on the price.

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

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