



To Let

£15,000 pax

25 Cobourg Street, Plymouth, Devon, PL1 1SR

4,430 Sq Ft
(411.5 Sq M)

Summary

- Shop with mezzanine
- Prominent position fronting Cobourg Street
- Parking/loading to the rear
- Basement storage with rear access
- Offices to first floor
- Would suit a number of uses (STPP)

Location:

Plymouth City Centre provides a mixture of retail, office, leisure, and public sector uses. The area is well connected by public transport, with Plymouth railway station located within walking distance, offering direct services to Exeter, Bristol, and London Paddington. By road there is access to the A38 Devon Expressway at the Marsh Mills or Manadon junctions providing access to Cornwall to the east and the M5 to the west. The city centre is undergoing ongoing regeneration, including investment in public realm improvements and mixed-use developments, enhancing its appeal for business occupiers and investors.

The property is situated fronting Cobourg Street in Plymouth City Centre and sits opposite the University of Plymouth with various student accommodation blocks in close proximity. The Mayflower House Court pay and display car park is located to the rear of the property which is accessed via Mayflower Street.

Description:

The property comprises a retail area at ground floor level, which leads to a mezzanine providing further retail space. There is a basement storage area, which is accessible from ground level, to the rear of the property and has a roller shutter. In addition there are offices on the first floor. There are 2 parking spaces to the rear of the property.

Accommodation:

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

	sq m	sq ft
Basement	185.27	1,994
Ground floor	42.15	454
ITZA	37.22	401
Mezzanine retail	130.38	1,403
First floor	53.8	579
Total	411.6	4,430

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 (103)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £22,500 effective from the 1st April 2023 therefore making the approximate rates payable £11,228 per annum for 2025/2026.

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 full repairing and insuring lease. The lease will be outside of the provisions of the Landlord & Tenant Act 1954 and a rolling landlord break option will be required. All other terms to be agreed.

Legal fees:

Tenant to contribute £900 + VAT towards the Landlord's legal costs.

VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

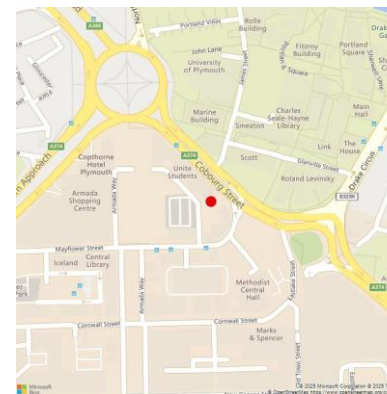
Code for leasing business

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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