



**The Celtic Tossers**  
Axe Throwing

HedgeLand  
**TO LET**  
01752 600769  
www.hedgeland.co.uk

**To Let**

**£25,500 pax**

107-109 Mayflower Street, Plymouth, Devon, PL1 1SD

2,140 Sq Ft  
(198.8 Sq M)

# Summary

- City centre location
- Double fronted shop
- 4 secure car parking spaces
- Visible location
- Adjacent to Plymouth Coach Station

## Location:

Situated in the heart of Plymouth, Mayflower Street is a central and bustling area, providing easy access to various parts of the city, including Drakes Circus. The street is well connected by public transport, with Plymouth Coach Station being situated directly behind the property, and being a key route for buses, it also provides access to other major streets and landmarks within Plymouth.

## Description:

Located in Plymouth city centre, this double fronted shop offers an opportunity for businesses looking to maximise visibility and accessibility, with a prominent position adjacent to Plymouth Coach Station. The spacious open plan layout provides flexibility for various retail or office uses. From the ground floor there is a staircase leading to the lower ground floor level which provides a kitchenette and WC facilities. The property also benefits from four secure car parking spaces to the rear with roller shutter door.

## 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
<b>Ground floor</b>	175.42	1,888
<b>Lower ground floor</b>	23.41	252
<b>ITZA</b>	107.21	1,154
<b>Total</b>	<b>198.83</b>	<b>2,140</b>

## 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.

## 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 (41).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £24,250, therefore making the approximate Rates Payable £12,101 per annum for 2025/26. From 1st April 2026 we understand that the Rateable Value will be £29,250 therefore making the approximate Rates Payable £11,173.50 per annum for 2026/27.

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.

## Legal fees:

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

## VAT:

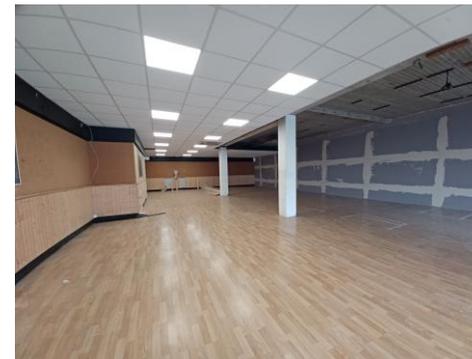
All figures quoted are exclusive of VAT if applicable.

## 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 joint sole agents.



## CONTACT THE AGENT

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