



To Let

£11,000 pax

33 Mayflower Street, Plymouth, Devon, PL1 1QJ

625 Sq Ft
(58.1 Sq M)

Summary

- Ground and first floor retail premises
- Prominent city centre location
- Excellent visibility and passing footfall
- Open-plan ground floor sales area
- New Lease

Location:

The property occupies a prominent position on Mayflower Street, a well-established commercial location within Plymouth city centre. Situated a short walk from the Drake Circus Shopping Centre and close to University of Plymouth, the area benefits from strong levels of pedestrian activity generated by shoppers, students and city centre workers. Metered parking is available directly outside the property, providing convenient access for customers and visitors, whilst Plymouth's wider retail, leisure and transport amenities are all within easy walking distance.

Description:

The property comprises a self-contained retail premises arranged over ground and first floors, occupying a prominent position within Plymouth city centre.

The ground floor provides an open-plan retail sales area, benefiting from excellent visibility and passing footfall.

The first floor provides additional accommodation currently arranged as offices and storage areas. The accommodation is accessed via an internal staircase and offers flexibility for a variety of business uses.

The premises benefit from security shutters, signage opportunities and a self-contained layout suitable for owner occupiers or retailers seeking a town centre presence.

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
Ground floor	24.69	266
First floor	33.33	359
ITZA	123.69	255
Total	58.1	625

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:

C(33)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current

Rateable Value is £6,300, therefore making the approximate Rates Payable £2,406.60 per annum for 2026/27.

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.

Legal fees:

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

VAT:

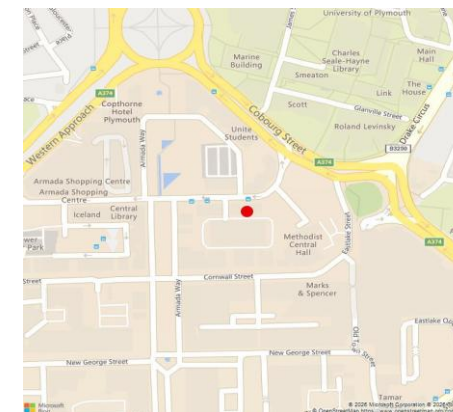
The property has not been elected for VAT and therefore VAT will not be charged on the price.

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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