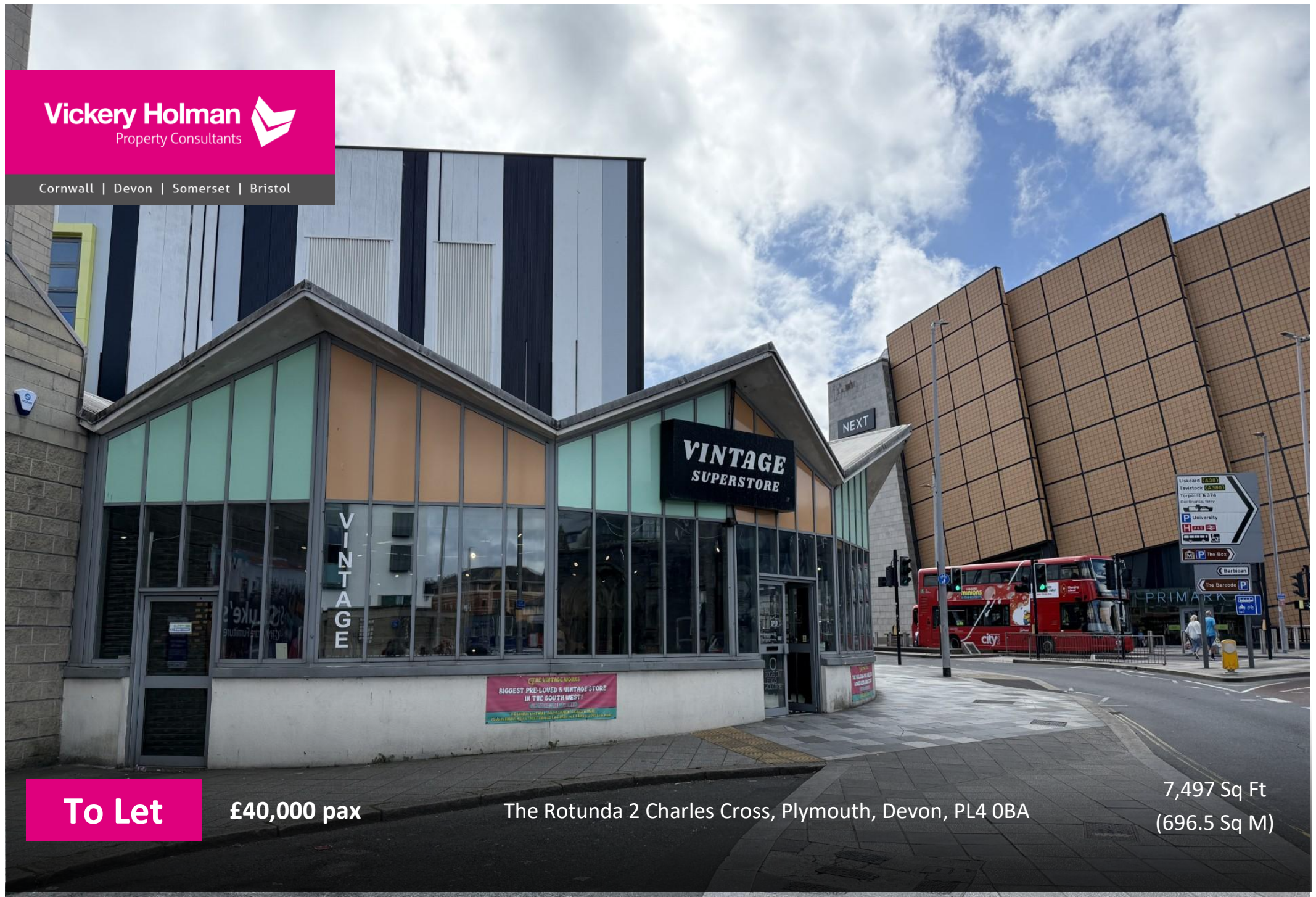




To Let

£40,000 pax

The Rotunda 2 Charles Cross, Plymouth, Devon, PL4 0BA

**7,497 Sq Ft
(696.5 Sq M)**

Summary

- Arranged over ground floor and basement
- Prime location opposite Drake Circus and next to The Barcode leisure development
- Suitable for a variety of uses (STPP)

Location:

Plymouth is located on the A38 dual carriageway, which connects with the M5 at Exeter and is the main route to the south west. The available units are situated prominently on the busy Charles Cross roundabout in the city centre.

Description:

The property provides two storeys of accommodation, currently used for retail on the ground floor with basement storage, but would suit various leisure or restaurant uses.

The unit sits directly opposite Primark and Drake Circus shopping centre in the city centre with a designated underground car park. It is adjacent to The Barcode, British Land's £48m leisure extension to Drake Circus, which houses a 12 screen Cineworld/IMAX complex, Mulligans mini golf, Las Iguana's, Cosy Club, Nandos and Five Guys.

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	4,881	453.5
Basement	2,616	243
Total	696.5	7,497

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 (59)

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, café/restaurant, creches, indoor recreation and gyms.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for Unit 2 is 46,250 effective from the 1st April 2017 therefore making the approximate rates payable £17,667.50 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 full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs.

VAT:

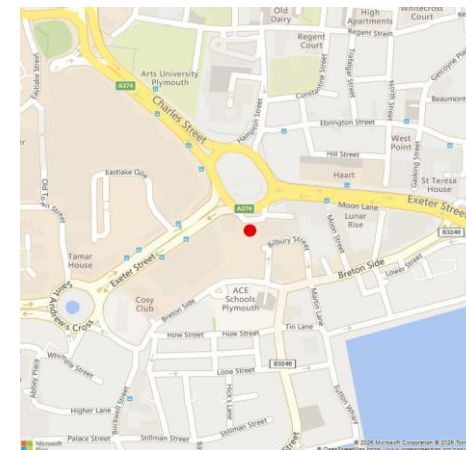
We understand the property has been elected for VAT and will therefore be chargeable on all outgoing.

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

Joanne High

Tel: **07525 984443**

Email: jhigh@vickeryholman.com

Carys Makelis

Tel: **07841 150716**

Email: cmakelis@vickeryholman.com

Plymouth Office

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