

GO Outdoors

**CLOSING
DOWN**

**ALL
STOCK
MUST GO!**

SKECHERS

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SURF

To Let

£42,000 pax

38 New George Street, Plymouth, Devon, PL1 1RW

917 - 3,988 Sq Ft
(85.2 - 370.5 Sq

Summary

- Prominent city centre shop
- Various fixtures and fittings remain
- New lease
- £30m public realm improvements just completed
- £42,000 pax

Location:

The property is located in a prime pitch within central Plymouth. Close to the junction with Armada Way, which has recently undergone a £30m public realm regeneration project. New George Street has also benefitted from public realm regeneration, which has enhanced the look and feel of the city centre dramatically.

Description:

The property comprises of a retail unit with large basement in central Plymouth. Previously occupied by Skechers, the property would suit a variety of different uses. Various fixtures and fittings remain within the property to assist with an incoming tenant's fit out.

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	85.2	917
Basement	285.3	3,017
Total	370.5	3,988

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 (46)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £44,500, therefore making the approximate Rates Payable £16,999 per annum for 2026/27, using the retail, hospitality and leisure multiplier. 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:

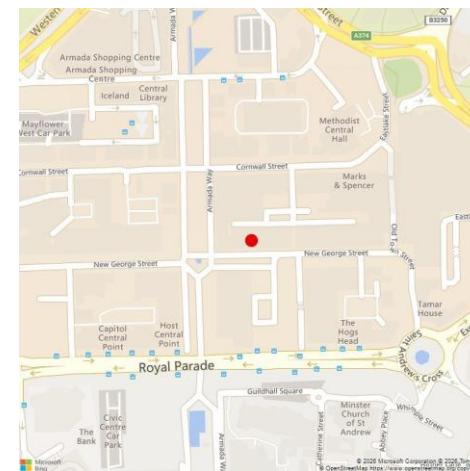
All figures quoted are exclusive of VAT if applicable.

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 sole agents.



CONTACT THE AGENT

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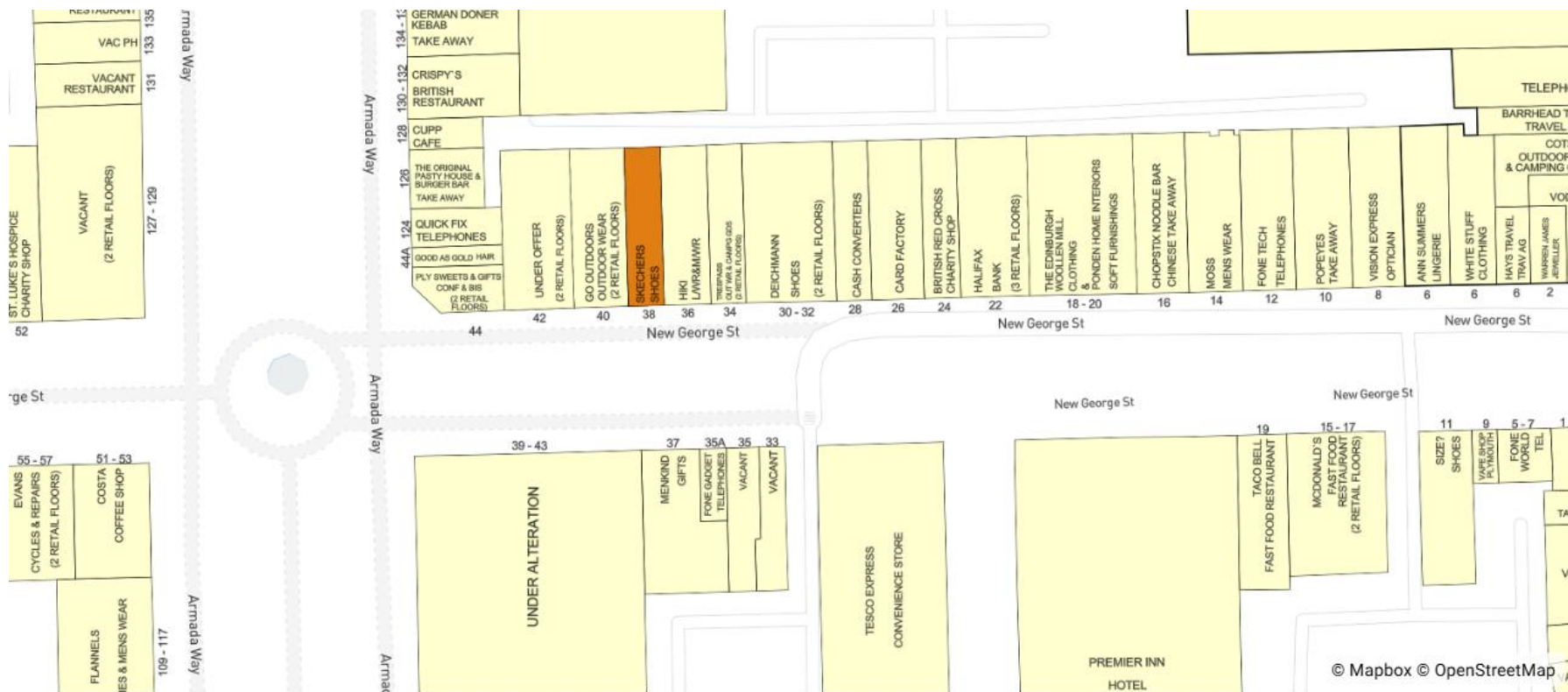
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