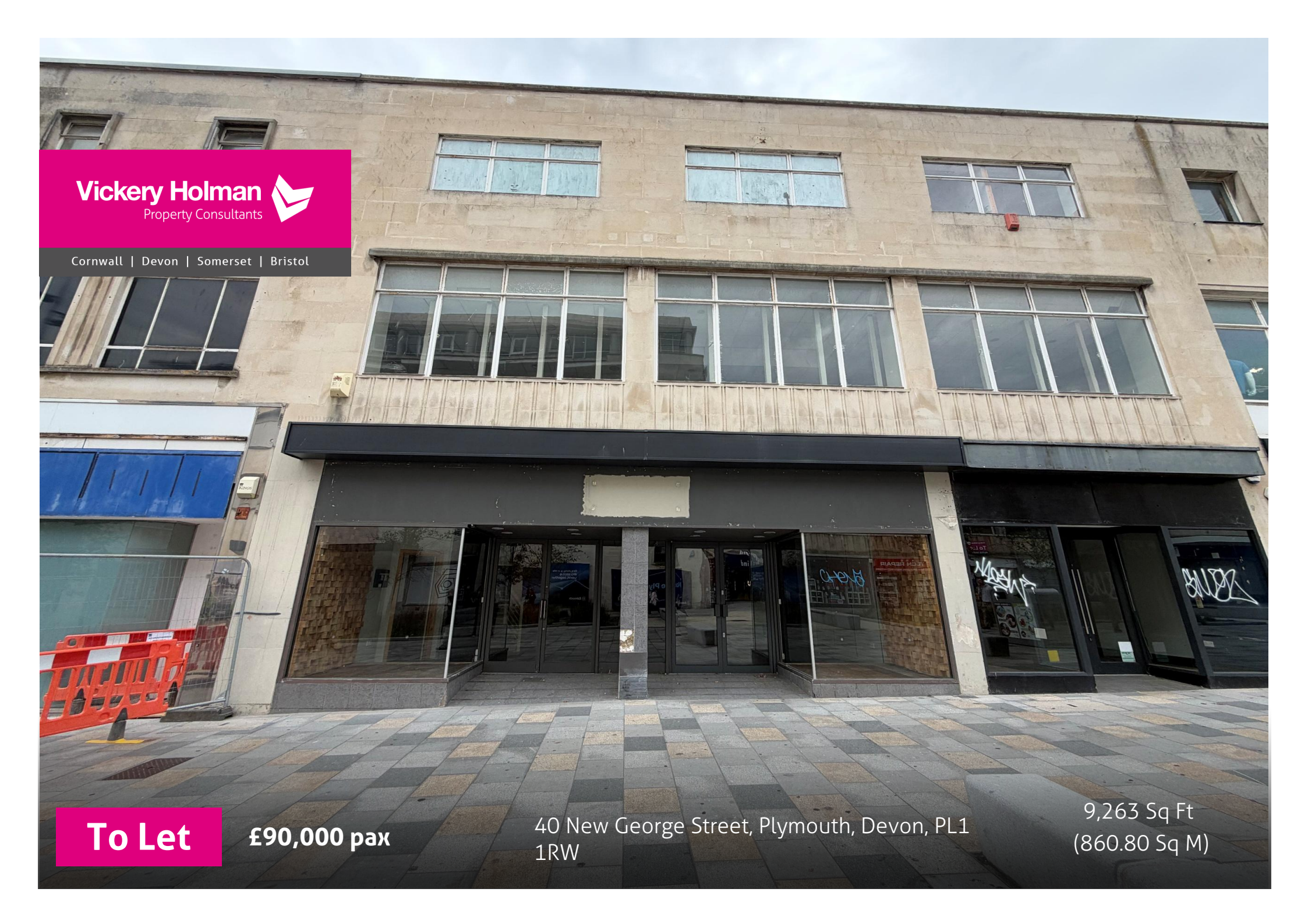




Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£90,000 pax

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

9,263 Sq Ft
(860.80 Sq M)

Summary

- Prominent city centre shop
- Double fronted
- New lease
- £30m public realm improvements just completed
- £90,000 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 a substantial retail unit arranged over ground, first and second floors in central Plymouth. Previously occupied by Go Outdoors, the property provides flexible accommodation and would suit a variety of different uses, subject to the necessary consents.

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	233	2,507
First Floor	314	3,375
Second Floor	314	3,381
Total	861	9,263

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. 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:

C (53)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £87,500 therefore making the approximate Rates Payable £37,800 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:

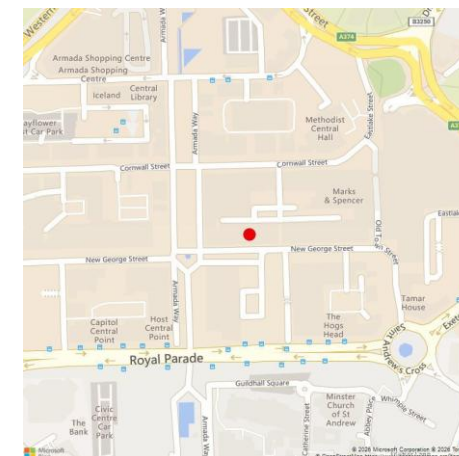
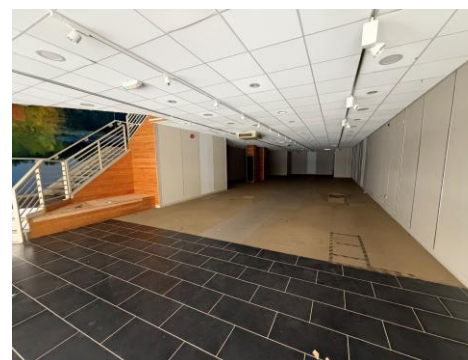
All figures quoted are exclusive of VAT if applicable.

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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