

Retail Unit TO LET



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Unit 72
2,156 sq.ft (200.29 sq.m)



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TO LET

Retail unit

2,156 sq.ft

(200 sq.m)

72 Royal Parade, Plymouth, PL1 1HH

- Prominent Ground Floor retail premises
- Strong potential for Coffee / Café uses
- Nearby retailers include Cex, Poundland and Savers

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72 Royal Parade, Plymouth, PL1 1HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground floor	2,156	200
TOTAL	2,156	200

Description

The premises is situated in the heart of Plymouth City Centre's retail core in the pedestrianised part of Armada Way

Rent

£25,000

Rates

Rateable Value tbc. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

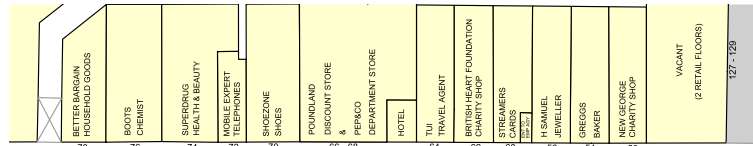
EPC: C

Planning

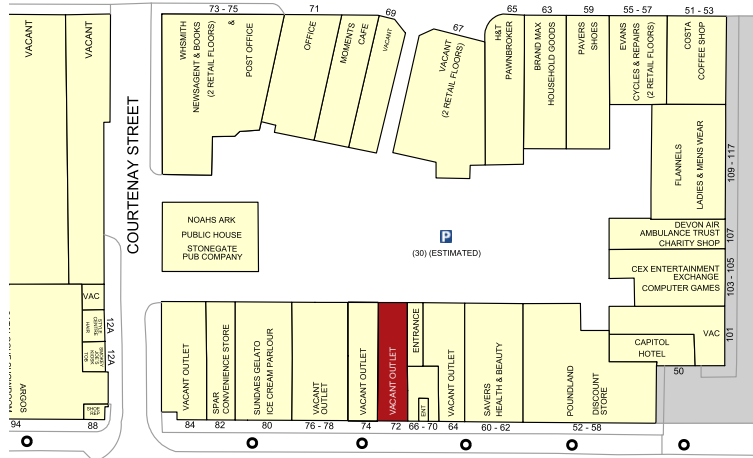
It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



NEW GEORGE STREET



ROYAL PARADE

Location

Plymouth is the largest city in Devon and Cornwall, and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants, which is projected to rise within the next 10 years to approximately 300,000.

Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible, with the main A38 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

Viewing

Strictly via prior appointment with the appointed agent:



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