



To Let

Unit 1, 200 Fore Street, Devonport, Plymouth PL1 4FS

Partially fitted out retail unit within major regeneration area

Prominent corner location on arterial route

Planning obtained for D1 Medical use but would also suit alternative uses, subject to planning

Area: 247.56 sq m / 2,665 sq ft (approx.)

Asking Rent: £19,000 pax

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West serving a population of approximately 250,000 inhabitants. The city is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible via the main A38 running through the heart of the city into Cornwall over the Tamar Bridge, or east to the M5 motorway at Exeter to Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail and ferry links to destinations nationally and European.

The unit is located on Fore Street. The surrounding area is in mixed commercial and residential use. The unit is within the Devonport Regeneration area comprising a large development containing both affordable residential and retail units. A high proportion of the residential units in the locality are Local Authority housing.

The premises comprises an end of terrace lock-up ground floor retail unit with dual aspect vertical panel double glazed shop fronts, to two streets (Fore Street and Park Avenue). The property was formerly occupied as an estate agency and is part fitted out for A2 Use. We understand that planning permission exists for Class E (a-g) uses (with some restrictions) as well as D1 (Medical). Alternative uses need to be explored with Plymouth City Council.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit 1	247.56 sq m	2,665 sq ft
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Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £19,000 PAX.



Service Charge

We understand that there will be a service/estate charge for the property, full details of which are available upon request from the agent.

Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £14,250 (this figure relates to part only). We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D (88).

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13933 (April 2022)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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