



7 DERRYS CROSS, PLYMOUTH, PL1 2SN

IMPRESSIVE VACANT RETAIL SHOP UNIT.

Excellent trading position heart Plymouth city centre. Modern lock-up premises (total 110m²) with well appointed shop unit, office/kitchen, customer toilets and stockroom. Use Class E. Suit variety of trades and uses. New lease available with flexible terms. Viewing recommended. LEASEHOLD.

- VALUABLE VACANT RETAIL SHOP UNIT
- MODERN LOCK-UP PREMISES APPROX. 110SQM TOTAL
- IMPRESSIVE DOUBLE FRONTED SALES SHOP
- OFFICE, STOCKROOM AND STAFF WC
- USE CLASS E – SUIT VARIETY OF TRADES
- NEW LEASE AVAILABLE – FLEXIBLE TERMS

LEASE - OFFERS INVITED - SOLE AGENTS

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED

LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This impressive retail premises occupies a prime trading position in Derrys Cross, located at the bottom end of Royal Parade at the very heart of Plymouth city centre. The unit is situated opposite Plymouth's Theatre Royal and, as one would expect, there are a full variety of trades and businesses represented nearby, with numerous multiple concerns including JD Wetherspoons, TK Maxx, Tesco Express, Burger King, WH Smith, Poundland, Sports Direct etc. The unit is also close to "Colin Campbell Court", a large public car park, part of which is currently being redeveloped into a multi-million pound medical hub and gateway to the bottom end of the city centre. This will no doubt enhance the desirability and appeal of this trading location within the city.

The premises are lock-up (total area approx. 110m²) and briefly comprise a smart double-fronted retail unit with office, stockroom and customer toilets. Up until recently, the unit was occupied by Betfred and, now vacant, it is felt that it would lend itself to a variety of trades and uses, subject to any necessary consents. A new lease is available offering flexible and realistic rental. An early viewing appointment is strongly recommended.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [Total Area approx. 110m²]

SHOP UNIT A smart double-fronted shop unit with suspended ceiling, reception counter and carpet.

SMALL OFFICE/KITCHENETTE AREA

CUSTOMER TOILETS Disabled WC

SIDE LOBBY With access to Raleigh Street

SERVICES We understand that all mains services are available to the property.

BUSINESS:

This IMPRESSIVE VACANT RETAIL PREMISES occupies an excellent trading position in Derrys Cross, right in the heart of Plymouth's main city centre. The unit benefits from Use Class E and would lend itself to a variety of trades and uses, subject to any necessary consents.

TENURE / LEASE TERMS:

We understand that the premises are offered with the benefit of a **NEW COMMERCIAL LEASE**, the length of which is negotiable, with realistic rental proposals considered. The Lease will be subject to the standard repairing and insuring covenants. For fuller details, please contact the agents.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £18,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (49).

VIEWING AND CONTACT INFORMATION:

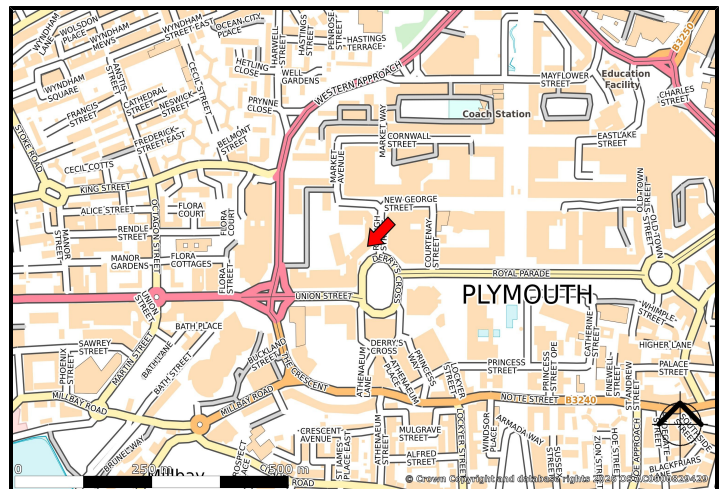
Strictly through Miller Commercial. Please contact either:-

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