



PLYMOUTH

80/84 New George Street, PL1 1RX

AVAILABLE AS A WHOLE OR
SUB-DIVIDED

*** Large Flagship / Department Store To
Let On A New Lease ***

LOCATION

Plymouth is the principal city in the south west of England, serving a residential population of 240,000 and an urban catchment in excess of 350,000. Plymouth boasts a vibrant commercial centre which has been bolstered by the redevelopment of the Drakes Circus Shopping Centre, which offers some 650,000 sq ft of retail space, and is anchored by **Marks & Spencer, Primark, Boots** and **Next**.

The subject premises are located in the traditional retail pitch of New George Street, close to the indoor market and a wide variety of national multiple retailers including **Boots, Superdrug, WHSmith, BrightHouse, Game, Ryman, Blacks** and **Shoe Zone**.

ACCOMMODATION

The premises are arranged over ground, first and second floor and provide the following approximate net internal dimensions and floor areas:

Ground Floor	24,722 sq ft	2296.7 sq m
First Floor	22,927 sq ft	2130.0 sq m
Roof/Plan Room	1,481 sq ft	137.59 sq m

TERMS

The unit is available on a new, effectively full repairing and insuring sub-lease, on terms to be agreed.

RENT

Upon application.

RATING ASSESSMENT

The Valuation Office website states that the premises are entered into the 2010 Rating List as follows:

Description	"Shop and Premises"
Rateable Value	£465,000
UBR (2014/15)	48.2p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional and/or small business relief is applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, where applicable.

FURTHER INFORMATION

For further information or to arrange an appointment to view please contact;

Macarthur Wilson
Anthony Walker

0117 908 3350
aw@macarthurwilson.com

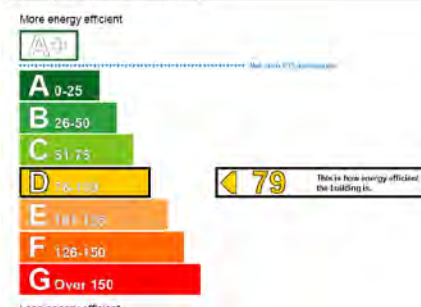
Or via our joint agents:

Henry Head
CBRE

0207 182 2000

ENERGY PERFORMANCE

Energy Performance Asset Rating



Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 2209
Building complexity (NCS level): 4
Building emission rate (kgCO₂/m²): 110.43

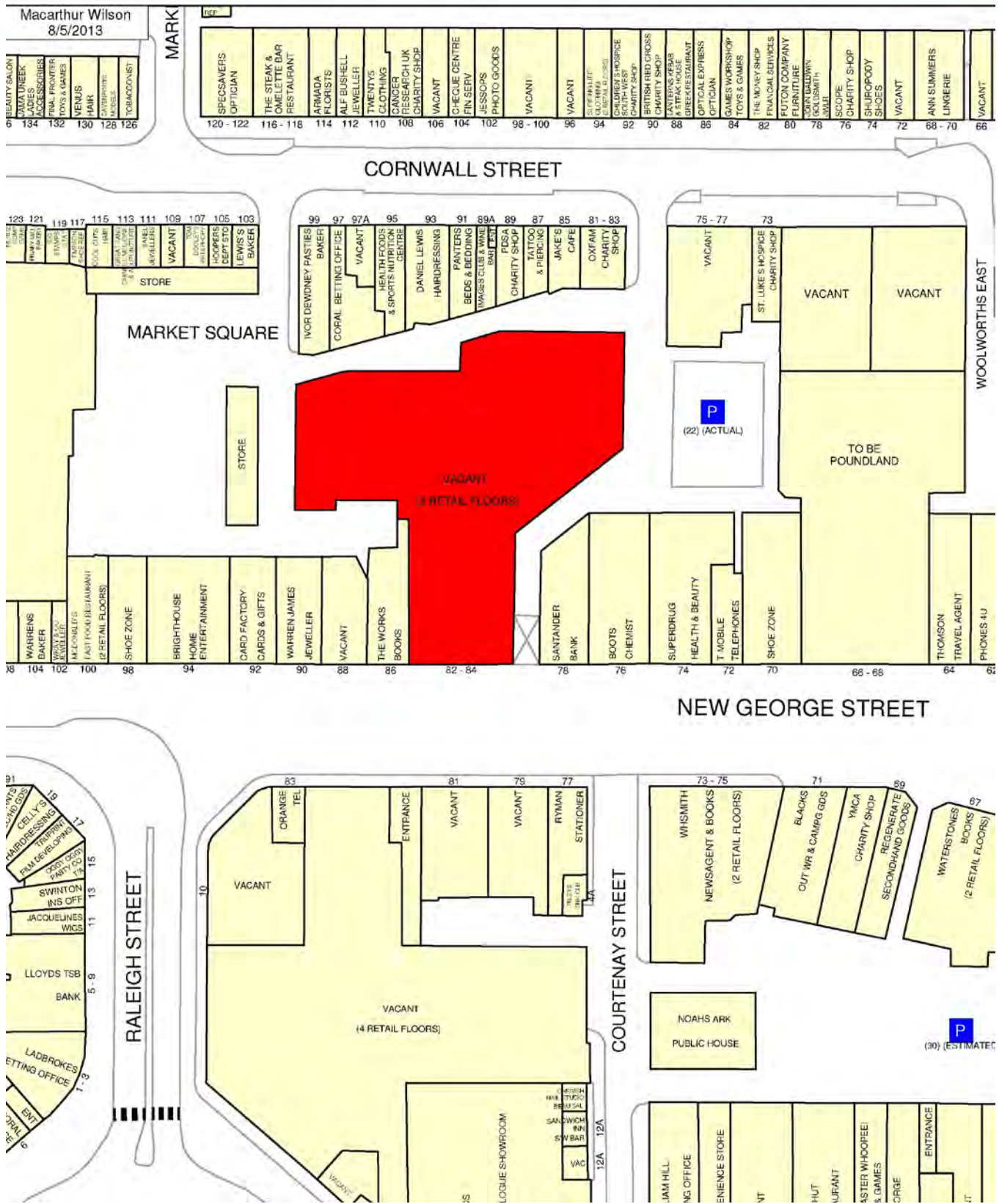
Benchmarks

Buildings similar to this one could have ratings as follows:
32 if newly built
75 if typical of the existing stock

Regulated by the RICS



Subject to Contract and Vacant Possession



SPECIAL CONDITIONS
 It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991, MISREPRESENTATION ACT 1967
 MACARTHUR WILSON for themselves and for Vendors or Lessors whose agent they are, give notice that:

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
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