

TO LET

RETAIL



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98/100 CORNWALL STREET, PLYMOUTH, PL1 1NF

- 1,638 sq m (1,756 sq ft) retail shop
- 73 sq m (786 sq ft) ancillary first floor
- New lease length negotiable
- Short term lets considered
- May divide, subject to negotiation
- Rental offers invited

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LOCATION

The shop is situated on the north side of Lower Cornwall Street and close to many national and regional multiples including Jessops, Game Station, Intec, HPJ Jewellers, Oxfam, PDSA and Coral.

DESCRIPTION

Double-fronted shop unit with rear delivery access, suitable for a variety of uses subject to the necessary consents.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice:

Internal width	34ft 6 in	10.50m
Shop depth	52ft	15.85m
Ground Floor	1,756 sq ft	163 sq m
First Floor	786 sq ft	73 sq m

RATEABLE VALUE

According to the Valuation Office Agency website the property is currently assessed for rates as follows:

Rateable Value £55,600

LEASE TERMS

A new lease is available, length negotiable on FRI terms.

RENT

Offers invited.

CODE OF COMMERCIAL PRACTICE

Edward Symmons LLP support the Code of Commercial Practice on commercial leases in England and Wales. The Code strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing and signing a business tenancy agreement. Further information is available at www.commercialleasecodeew.co.uk



LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

PREMIUM

Nil.

VAT

All prices quoted are exclusive of VAT and if applicable will be charged at the prevailing rate.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the agents, Edward Symmons LLP.

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

