



# To Let

**Ground Floor**  
**2 Union Street**  
**Plymouth**  
**PL1 2SR**

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Contact our agent:-

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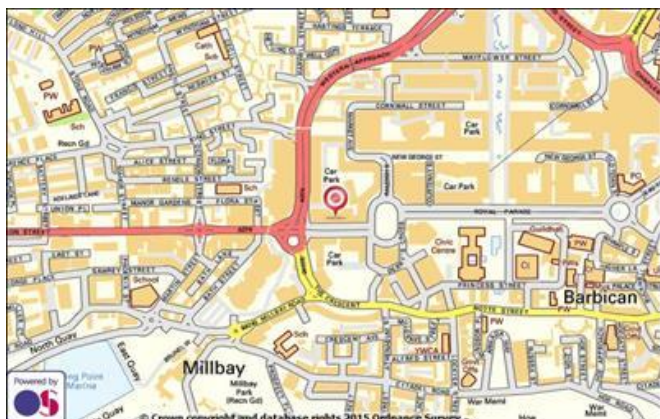
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## SUMMARY

- Prominent location
- 3,366 sq ft (312.7 sq m)
- Would be suitable for a number of uses (subject to necessary consents)
- £30,000 per annum exclusive
- All proposed uses considered

**Vickery Holman**





## DESCRIPTION

The premises occupy the ground floor of a three storey mid-terrace building, with frontage on to Union Street. The property benefits from a predominantly open plan space which features a bar, various store rooms and male/female toilets.

Our client would consider removing the fixtures and fittings to suit the needs of a prospective tenant, subject to negotiation. The premises would be suitable for a number of uses (subject to necessary consents being obtained).

## LOCATION

The property is located in a prominent position on Union Street within Plymouth City Centre. It is within a short walk of Derry's Cross, Royal Parade and the Theatre Royal.

Union Street is a principal arterial route leading to and from the City Centre with nearby occupiers including Genting Casino, Walkabout, City College Plymouth as well as a host of independent businesses.

## ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross/net internal basis.

	SQ M	SQ FT
Ground Floor	273.2	2941
First Floor Office	39.5	425
<b>TOTAL</b>	<b>312.7</b>	<b>3,366</b>

## TERMS

The premises are available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## RENT

£30,000 per annum exclusive.

## SERVICES

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## BUSINESS RATES

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current rateable value is £54,000 effective from 1st April 2017. Therefore making the approximate rates payable £26,622 per annum for 2018/2019.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

## LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT

The property has not been registered for VAT and therefore will not be chargeable.

## EPC

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**Plymouth Office**

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**Vickery Holman** supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information.

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**SUBJECT TO CONTRACT**