



59 EBRINGTON STREET, PLYMOUTH, PL4 9AA

TO LET £12,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Plymouth is the largest city on the south coast of England with a population of over 250,000 and a range of shopping, educational and sporting/leisure facilities, including marine. There is a mainline train service to London (Paddington) and to Cornwall. A car-ferry port operates a service to France and northern Spain. The A38 dual carriageway bisects the city and links Plymouth to Cornwall and the M5 motorway network at Exeter, 35 miles to the east.

Ebrington Street lies immediately to the west of the 60,000sq.m Drakes Circus covered mall shopping centre and the University of Plymouth. It therefore enjoys a lively city centre trade and footfall, particularly from the student population. The property is on the south side of the street with a sunny rear prospect. Nearby occupiers include Sainsburys, Tesco and numerous cafes, bars, hair & beauty, take-away and an eclectic mix of retail shops.

DESCRIPTION:

Ground floor retail shop with allocated parking space to rear. Directly fronting Ebrington Street with glazed bay shop frontage and storm porch canopy over entrance. Principle retail areas with a glazed canopy over the bar/serving area, leading to WC and a rear storage/office area.

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Retail Area	599	56
Rear Storage/Office	257	24
Total	856	80

LEASE TERMS:

The property is vacant and available immediately, on conventional tenant's FR&I leasehold terms, at an initial rental price of £12,000pa. We believe that the property is **not** currently elected for payment of VAT. Each party to bear their own legal costs.

PLANNING/USE:

The current use was A3 Cafe (under permitted development right Class E). Other uses may be permitted subject to statutory consents. New Class E permitted development may enable use for uses such as A1 Retail, A2 Betting, D1 Leisure & B1 Office. **NOT** Hot food takeaway, due to being unable to fit extraction.

Prospective tenants are advised to seek independent professional advice regarding planning.

**BUSINESS RATES:**

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is **£9,200**. 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 is D (94).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





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