

PROMINENT CORNER RESTAURANT TO LET

PLYMOUTH – 116 NEW GEORGE ST

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Corner City Centre unit with A3 planning permission**

LOCATION

Plymouth is ranked in the Top 20 UK Retail Centres and has a population in excess of 250,000, with significant future growth projected by the ONS.

The subject property is located on a prominent corner just outside the busy, covered Plymouth Market <https://www.plymouthmarket.co.uk/>

National occupiers in the vicinity include **Sports Direct**, **Card Factory**, **McDonalds** and **Burger King**.

Diagonally opposite, the former Derry's Department store is being redeveloped to provide a 110 bedroom Premier Inn hotel and over 500 bedrooms for student accommodation. The ground floor will include new stores for **Rymans** and **Argos**.

TENURE

The property is available from Winter 2019, (exact date tbc) on a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

The premises provide the following approximate gross internal floor areas:
Ground Floor : 159.94 sq m 1,721 sq ft
First Floor: 167.29 sq m 1,800 sq ft

QUOTING RENT

£46,500 per annum exclusive to be paid quarterly in advance.

RATES

Rateable Value - £53,000
Multiplier (2019/20) - 50.4p
Rates Payable (19/20)- £26,712

Interested parties should verify these figures with the Valuation office.

EPC

Rated D. Score 82.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Subject to Contract and Vacant Possession

