

# LARGE SHOP TO LET

33-37 Cornwall Street and 130-138 Armada Way

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Suitable for a range of uses including; retail, gym, hotel, offices
- Available as whole or part to suit requirement

## LOCATION

Plymouth is the largest city in the South West of England and is ranked in the UK's top 20 retail centres.

Situated close to Drake Circus Shopping Centre, this unit occupies a prominent position with retailers in close proximity including: Debenhams, Flannels, House of Fraser, Maplin, Specsavers and Clarks.

## RATES

The rateable value is to be confirmed following works.

## TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

Upon application

## COSTS

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



## ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Basement:	394.37 sq m	4,245 sq ft.
Ground Floor:	2,227.35 sq m	23,975 sq ft.
First Floor:	2,257.54 sq m	24,300 sq ft.
Second Floor:	1,624.40 sq m	17,485 sq ft.
Total Floor Area:	6,503.66 sq m	70,005 sq ft.

## SERVICE CHARGE

Following works.

## EPC

An EPC can be made available upon request.

## TIMING

Handover Summer 2018

## INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

0117 973 2502

[Craig@fawcettmead.co.uk](mailto:Craig@fawcettmead.co.uk)

Or contact our joint agent Richard Saunders of Hartnell Taylor Cook: 0117 923 9234

SUBJECT TO CONTRACT

# 33-37 Cornwall Street and 130-138 Armada Way

Retail property expertise



Plymouth



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