



To Let

Anglia House, 10 Derrys Cross, Plymouth, PL1 2SH

Summary

- Newly refurbished offices
- City centre location
- Available to be leased floor by floor or as a whole
- From 175.28 to 537.88 sq m (1,887 to 5,790 sq ft)

First Floor - £17,500 pax

Second Floor - £17,500 pax

Third Floor - £17,000 pax

TOTAL - £52,000 pax

CONTACT THE AGENT

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Plymouth Office

Plym House, 3 Longbridge Rd, Plymouth, PL6 8LT

Location:

Anglia House is a four storey mid terrace building located at the heart of Plymouth City Centre. It occupies a prominent plot facing Derry's Cross roundabout. Opposite is a new development which will include Premier Inn, student accommodation and retail/leisure units.

Description:

The property comprises of three floors of offices which can be taken on a floor by floor basis or as a whole. The property has recently been refurbished to a high standard with kitchen and WC facilities on each floor and is ready for occupation.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
First floor	181.06	1,949
Second floor	181.54	1,954
Third floor	175.28	1,887
Total	537.9	5,790

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity, gas, 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.

EPG:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Values effective from 1st April 2017 and approximate rates payable for 2022/23 are as follows:

	Rateable Value	Rates Payable
First floor	£9,900	£4,940
Second floor	£9,900	£4,940
Third floor	£9,900	£4,940

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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

Terms:

The property is available, on a floor-by-floor basis or as a whole (excluding the ground floor restaurant), by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs in relation to the transaction.

VAT:

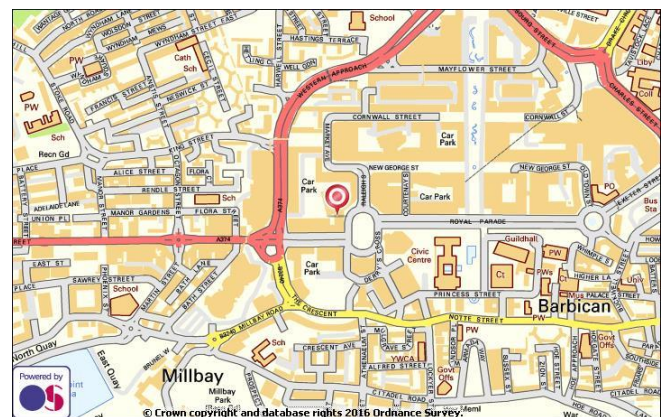
The property has not been elected for VAT and therefore will not be chargeable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

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.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

