



23 NEW STREET, THE BARBICAN, PLYMOUTH, PL1 2NB

TO LET £10,000pa intl.excl. (100% rates relief may be applicable)

Listers
PROPERTY CONSULTANTS

LOCATION:

New Street is at the southern end of Southside Street, the principal retail and leisure centre of Plymouth's historic Barbican. The property faces Southside Street and the Sutton Harbour waterfront over a cobbled courtyard and an open public seating area near the landmark Mayflower Steps, a bustling spot, where tourists and shoppers cross the harbour to the National Marine Aquarium.

DESCRIPTION:

The property comprises a three-storey post-war structure within a terrace of older buildings. The Barbican Theatre is almost adjacent and The Harbour restaurant is opposite. The shop is open plan, in two sections plus staff welfare area/stock room. Laminate flooring and LED lighting has been fitted.

Total area (GIA): 375sq.ft / 35sq.m

Mains water and drainage, and electricity are supplied.

USE:

The established use is Class E retail. NOT SUITABLE FOR HOT FOOD

LEASE TERMS:

The property is available immediately, to let on tenant's full repairing and insuring terms, for a term to be agreed, at an initial rent of £10,000pa (no VAT). Each party is to bear their own costs).

BUSINESS RATES:

www.tax.service.gov.uk/view-my-valuation/search shows that the 2023 Rateable Value is £5,900 (from 1st April 2026: £7,700). To find out how much will be payable there is an estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C70 (expired). A new EPC assessment has been ordered.

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML regulations when Heads of Terms are agreed.

ESTATE AGENTS' ACT 1979:

Please note that a consultant to Listers has a legal interest in this property.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

enquiries@listers.uk.com

Ifan Rhys-Jones

07970 029162

irj@listers.uk.com



AGENTS NOTE: Listers Property Consultants Ltd for themselves & for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant & although they are believed to be correct their accuracy is not guaranteed & any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed & neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England & Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

