



To Let

Third Floor, Prideaux Court, Palace St, Plymouth, PL1 2AY

Summary

- Quality office space
- Newly refurbished
- 153.3 sq m (1,649 sq ft)
- Mainly open plan
- Inclusive of 2 car parking spaces per suite
- TENANT INCENTIVES AVAILABLE

£13,500 per annum exclusive

CONTACT THE AGENT

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Plymouth Office

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Location:

Prideaux Court is prominently located on the junction between Palace Street and Buckwell Street, close to the City Centre of Plymouth. It is well positioned between the main retail sector and the historic Barbican area being close to the Magistrates Court.

Description:

Prideaux Court comprises an imposing 5-storey office building that still retains its original character and features from its rich history, whilst still providing good quality office space.

The suite is open plan. The suite also benefits from a separate kitchen area, gas central heating, lift access, lobby area with secure access and separate WCs for each floor.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	153.2	1,649

Service charge:

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

Services:

It is understood 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.

EPC:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,250 for the third floor. Therefore making the approximate rates payable £7,111 per annum for 2020/21.

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 with Plymouth City Council.

Terms:

The suites are available by way of new effective full repairing and insuring leases on terms to be agreed.

Tenant incentives are available, subject to financial status.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

We are advised that this property is elected for VAT and therefore VAT will be charged on the rent and service charge.

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 joint agents, Vickery Holman or Monk & Partners on 01752 255222.



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.

