

## IMPRESSIVE VACANT RETAIL SHOP UNIT 7 DERRYS CROSS , PLYMOUTH, DEVON, PL1 2SN

- Valuable vacant retail shop unit.
- Impressive modern lock-up premises (approx. 110m<sup>2</sup> total).
- Well appointed double-fronted sales shop with office area, stockroom and customer toilets.
- Use Class E, suit variety of trades and uses.
- New lease available with flexible terms.
- Viewing recommended.



This impressive retail premises occupies a prime trading position in Derrys Cross, located at the bottom end of Royal Parade at the very heart of Plymouth city centre. The unit is situated opposite Plymouth's Theatre Royal and, as one would expect, there are a full variety of trades and businesses represented nearby, with numerous multiple concerns including JD Wetherspoons, TK Maxx, Tesco Express, Burger King, WH Smith, Poundland, Sports Direct etc. The unit is also close to "Colin Campbell Court", a large public car park, part of which is currently being redeveloped into a multi-million pound medical hub and gateway to the bottom end of the city centre. This will no doubt enhance the desirability and appeal of this trading location within the city.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up (total area approx. 110m<sup>2</sup>) and briefly comprise a smart double-fronted retail unit with office, stockroom and customer toilets. Up until recently, the unit was occupied by Betfred and, now vacant, it is felt

that it would lend itself to a variety of trades and uses, subject to any necessary consents. A new lease is available offering flexible and realistic rental. An early viewing appointment is strongly recommended.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

**GROUND FLOOR** [Total Area approx. 110m<sup>2</sup>]

**SHOP UNIT** A smart double-fronted shop unit with suspended ceiling, reception counter and carpet.

**SMALL OFFICE/KITCHENETTE AREA**

**CUSTOMER TOILETS** Disabled WC

**SIDE LOBBY** With access to Raleigh Street

**SERVICES** We understand that all mains services are available to the property.

## **THE BUSINESS**

This **IMPRESSIVE VACANT RETAIL PREMISES** occupies an excellent trading position in Derrys Cross, right in the heart of Plymouth's main city centre. The unit benefits from Use Class E and would lend itself to a variety of trades and uses, subject to any necessary consents.

**TENURE** We understand that the premises are offered with the benefit of a **NEW COMMERCIAL LEASE**, the length of which is negotiable, with realistic rental proposals considered. The Lease will be subject to the standard repairing and insuring covenants. For fuller details, please contact the agents.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

## **VIEWING**

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

## **PROFESSIONAL SERVICES**

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

## **MORTGAGES**

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

