



160 ARMADA WAY, PLYMOUTH, PL1 1LB

TO LET FROM £20,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Located in the heart of Plymouth city centre, this retail unit occupies a prime position on Armada Way, one of the city's most prominent and rapidly evolving thoroughfares. The area has recently undergone a transformative multi-million pound regeneration, delivering a vibrant, modern public realm designed to significantly enhance footfall and dwell time.

The newly reimagined Armada Way now features extensive landscaping, widened pedestrian walkways, attractive seating areas, and enhanced lighting, creating a high-quality environment that seamlessly connects key retail destinations including New George Street and the Drakes Circus Shopping Centre. This major investment has repositioned the location as a focal point for retail, leisure, and social activity within the city.

This unit benefits from strong visibility and consistent footfall, making it ideally suited for occupiers seeking to capitalise on Plymouth's ongoing city centre revitalisation. The surrounding catchment includes a substantial student population, office workers, and a steady flow of tourists, all contributing to a diverse and dynamic customer base. Overall, Armada Way now represents one of the strongest retailing pitches in Plymouth, offering occupiers the opportunity to trade within a modernised, high-profile environment supported by significant public and private sector investment.

**DESCRIPTION:**

Benefiting from an attractive modern frontage on Armada Way the property comprises modern light and airy retail sales area with neutral décor, tiled floors, air conditioning and LED lighting throughout. Net Frontage of 6.36m.

The current configuration provides internal offices which could also be repurposed for treatment, changing or consulting rooms. To the rear of the unit there are areas for staff welfare and DDA compliant WC facilities.

The unit is also accessed from Mayflower Street West Car park via security entry door.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Retail Zone A	1,142	106.08
Retail Zone B	178	16.58
Ancillary	114	10.59
Total	1,434	133.25

LEASE TERMS: (subject to contract)

AVAILABLE FROM OCTOBER 2026, on new flexible lease terms at an annual rent from £20,000pa.

**VAT:**

All the rental figures provided are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £31,500.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The rating for this property is: to be confirmed

ANTI-MONEY LAUNDERING:

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

VIEWING AND CONTACT INFORMATION:

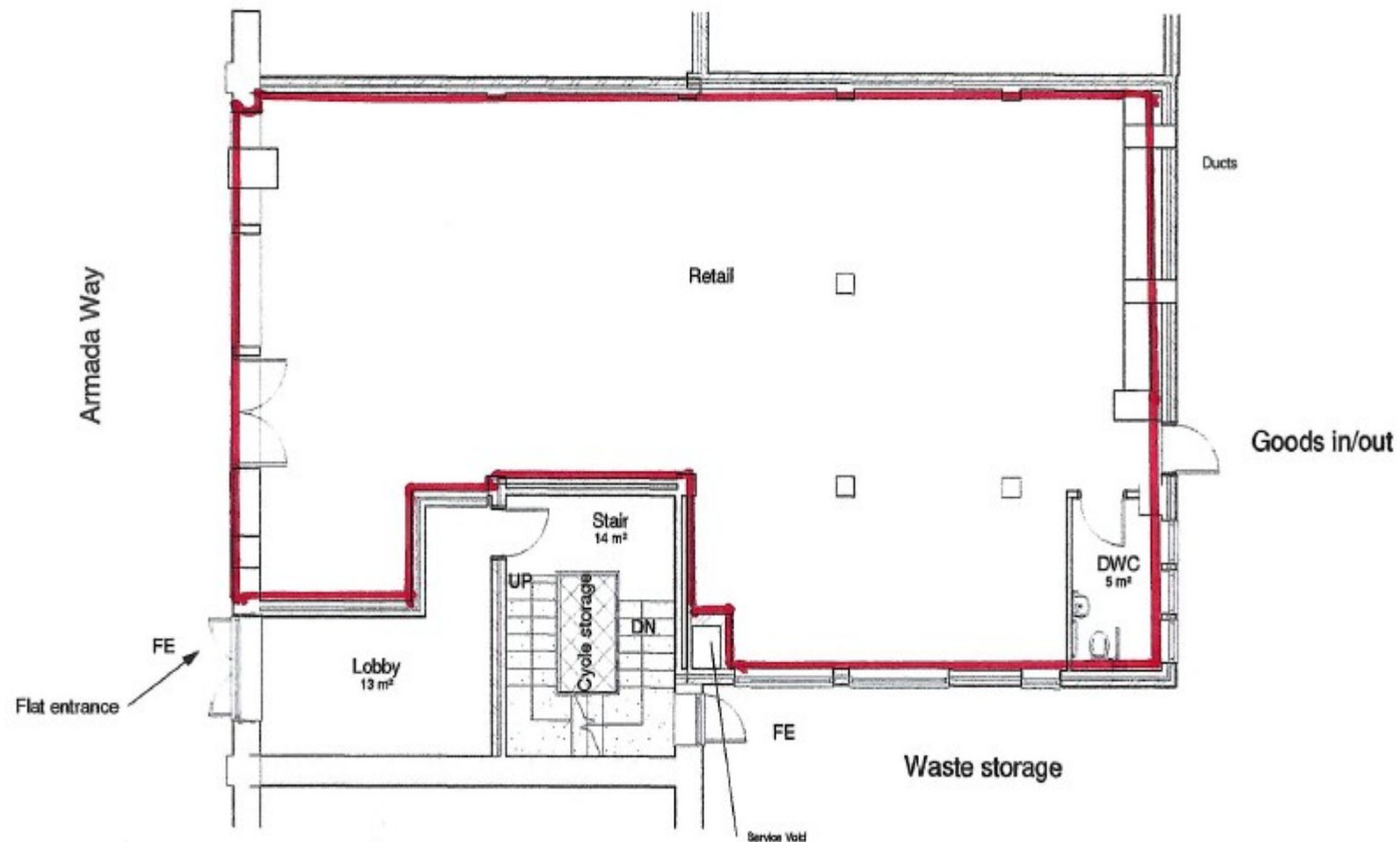
Strictly through Listers. Please contact:-

Gareth Forrest | 01752 858192

Email gareth@listers.uk.com







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