

## TO LET Retail Unit

97 New George Street  
Plymouth PL1 1RQ



Jonathan Jones  
07917 032674  
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Close to prime retail pitch

Nearby retailers include **KFC, McDonald's, Burger King** and **Warrens Bakery**

269 sq m (2,895 sq ft) over ground and basement

rapleys.com  
**0370 777 6292**

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### Location

The subject property is located at the Western end of New George Street in Plymouth City Centre approximately six minutes walk from Drake Circus Shopping Centre, the prime retail pitch.

Nearby occupiers comprise a mixture of national and independent retailers including **Cash Converters, KFC, McDonald's, Andy's Supermarket, Brighthouse** and **Warren's Bakery**. The subject property is located between **Burger King** and **Bon Marche** and opposite **Brewsters Electrical Shop**.

### Description

The subject property comprises a single lock up retail unit set in a mid-terraced position. The property is arranged over ground and basement levels.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
(ITZA) Ground Floor	78.01	840
Ground Floor	138.83	1,494
Basement	130.18	1,401

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by the ingoing tenant.

### Terms

The premises are available by way of a new lease on terms to be agreed.

### Planning

We understand that the unit has the benefit of A1 consent, however we understand that previous occupiers have operated a restaurant and betting shop from the unit.

We recommend that interested parties contact Plymouth City Council for further information. Please phone 01752 304366 or email [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk).

### EPC

An Energy Performance Certificate (EPC) is available upon request.

### Rating

We are advised that the Rateable Value for the property is £42,500 and the UBR for 2018/19 is 48.0p in the £.

Interested parties are advised to make their own enquiries to the Plymouth City Council regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### VAT

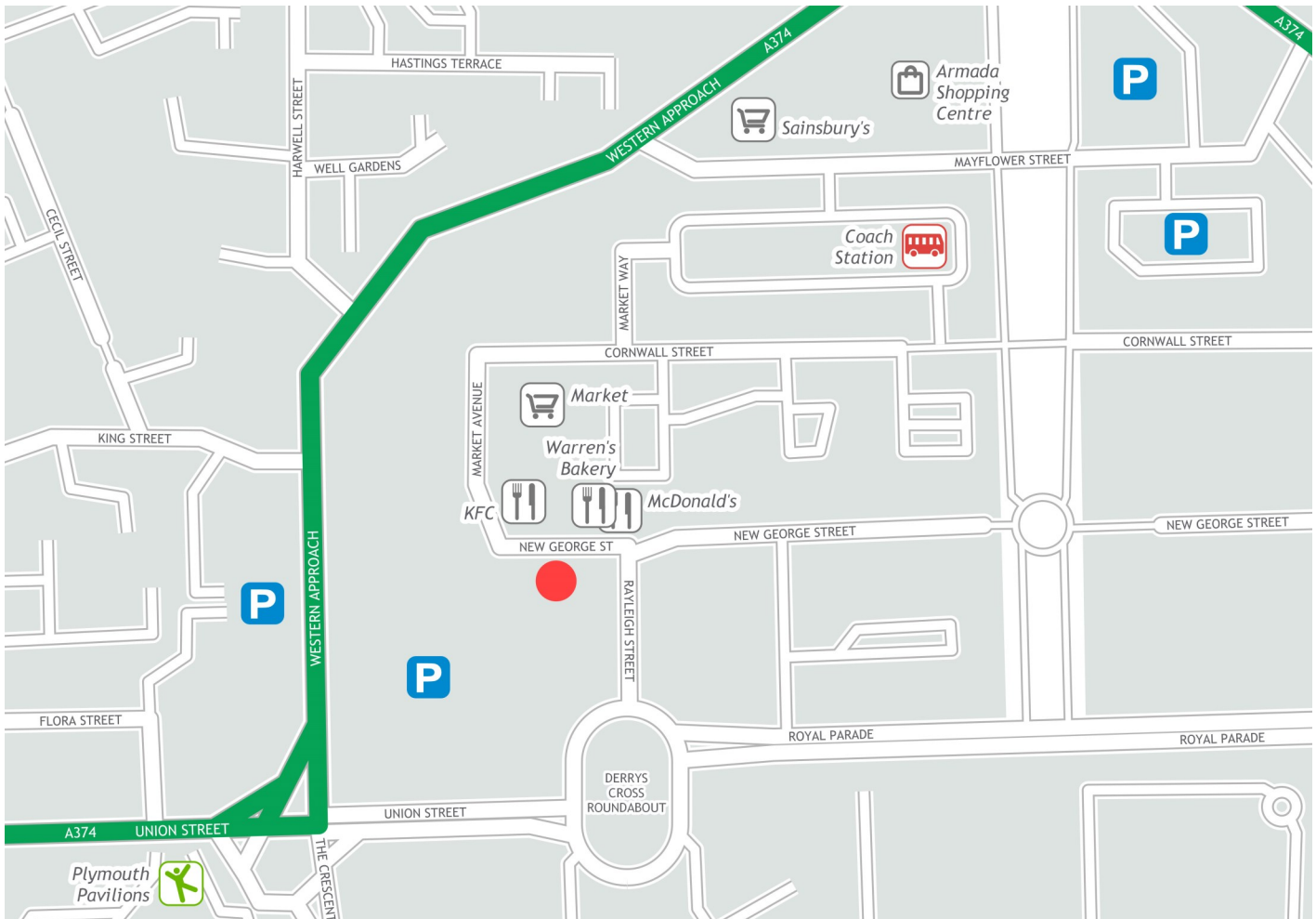
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through sole agents.

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