



SMITHYOUNG

TO
LET



PRIME RETAIL OPPORTUNITY – PLYMOUTH

Drake Circus - 25a Old Town Street, PL1 1EA

Location

Plymouth is the largest city in the South West peninsula with an urban population of 241,000 and a catchment within 12 miles of 350,000. The Property is located on the Upper Mall of Drakes Circus directly opposite Apple, H&M and JD and adjacent to a brand new Joules.

Drakes Circus is the prime Shopping Centre in the city providing in excess of 500,00 sq ft of prime retail space anchored by Next, M&S and Primark with an annual footfall in excess of 18 million. The scheme is also serviced by 1,270 car parking spaces.

Accommodation

The premises provide the approximate net internal floors areas:

Ground Floor	52.5 m ²	565 ft ²
Basement	50.9 m ²	548 ft ²

Term

Available by way of a 10 year effectively FRI lease.

Rent

Offers in excess of £75,000 per annum exclusive.

Service Charge

£3,664 (April 2016/17).

VAT

VAT, if applicable will be charged at the standard rate.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £43,500

UBR (2016/2017): £0.497

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

The energy performance certificate can be made available on request.

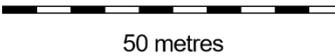
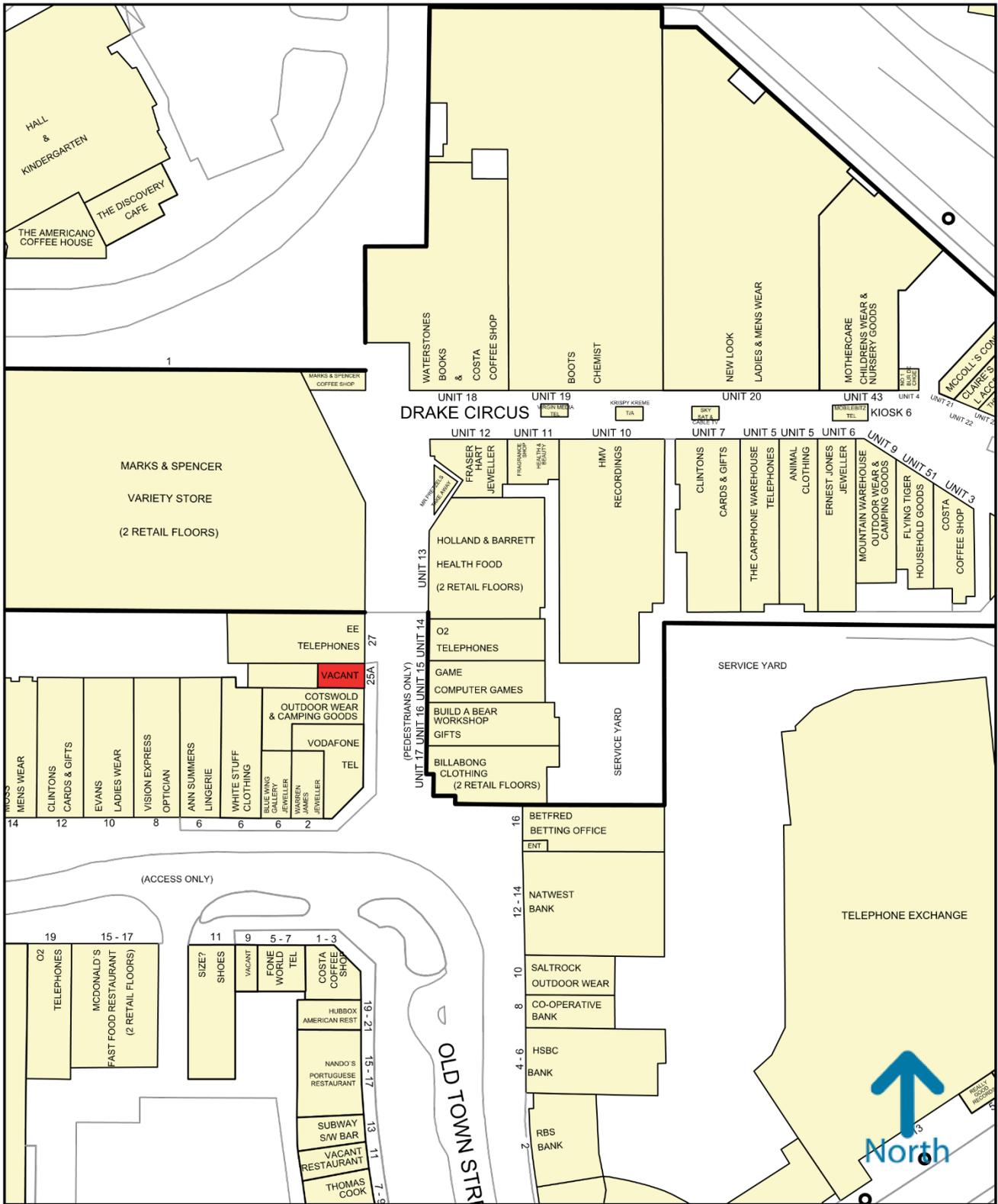
For further information, please contact:

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