



# TO LET

Retail unit

## 4,100 sq.ft

(382 sq.m)

**76-78 Royal Parade, Plymouth, PL1 1HH**

- Prominent Ground Floor retail premises
- With lower ground floor ancillary storage
- Strong potential for Coffee / Café uses
- Nearby retailers include Cex, Poundland and Savers

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228 6508**

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## 76-78 Royal Parade, Plymouth, PL1 1HH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,957	275
Rear Office	38	4
Rear Store	167	16
Basement	938	87
<b>TOTAL</b>	<b>4,100</b>	<b>382</b>

### Description

The premises is situated in the heart of Plymouth City Centre's retail core in the pedestrianised part of Armada Way

### Rent

£27,000 per annum exclusive.

### Rates

Rateable Value tbc. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

Mains electricity, water and drainage are connected to the property.

### Service Charge & Insurance

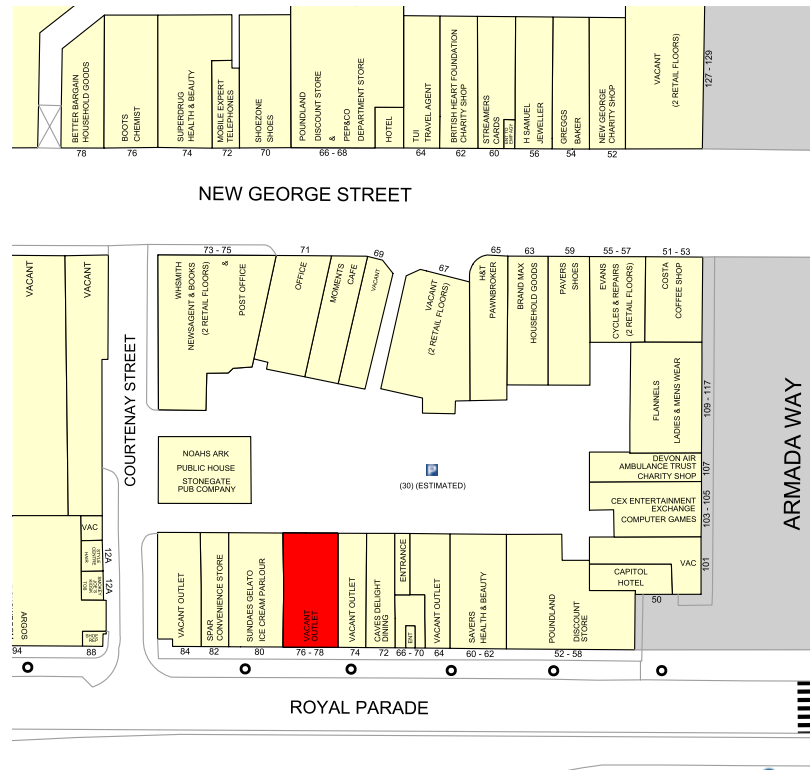
This unit participates in a service charge per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Location

Plymouth is the largest city in Devon and Cornwall, and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants, which is projected to rise within the next 10 years to approximately 300,000.

Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible, with the main A38 running through the heart of the city west into Cornwall over the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

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### Viewing

Strictly via prior appointment with the appointed agent:



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