

**TO LET**

**Listers**  
PROPERTY CONSULTANTS

# Retail shop/office

**7-9 Holborn Street, Plymouth PL4 0NN**

**219 m<sup>2</sup> / 2,359 ft<sup>2</sup>**

**City centre premises with parking**



**Tel: 01752 222135**  
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**[www.listers.uk.com](http://www.listers.uk.com)**

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## Location

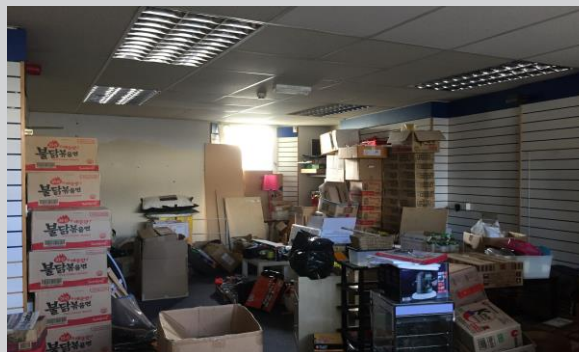
Plymouth is one of the largest regional centres in the south-west, with a population of approximately 250,000 and is the nearest conurbation to Tavistock, Ivybridge, the South Hams and south-east Cornwall.

The premises are situated just off the A374 Exeter Street, which is the principle access to Plymouth City centre and Drake Circus from the east and the A38/M5. The area is a mixed residential and commercial area, with plenty of street parking available. The city shopping centre, university and historic waterfront is less than 1/2 mile away.

This excellent trading position is well suited as a hair and beauty salon, specialist retailers or repair shop. Adjacent occupiers include Totem Timber, Oakley Flooring and The Hire Station is situated nearby.

## Description

Probably a former residential dwelling of rendered masonry construction under a modern profile steel roof with uPVC double glazed windows. The ground floor was last used as an office and warehouse and is partly fitted out as a retail shop with shelving supports, carpet, suspended ceiling and concealed strip lighting.



## Services

All mains services are supplied to the property:

## Business Rates

Rateable Value 2017: £10,250  
UBR multiplier 2018/19: 49.3p in the £  
Up to 100% SBRR may apply



## Terms of Availability

The majority of the property is available (excluding the ground floor store) on flexible leasehold terms, Subject to contract and specification.

## Energy Performance

The property has been assessed and awarded a rating of E – 125

## Viewing

By appointment during normal business hours only.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>	
Ground floor warehouse	89	963	LET
Ground floor office	52	564	
First Floor warehouse	98	1053	
First Floor office	69	742	
Total Available:	219	2,359	

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