



Monk&Partners

TO LET



RETAIL/OFFICE UNIT WITH ANCILLARY SPACE 1,212 SQ FT (112.59 SQM) APPROX

Rent: £22,000 Per Annum

88 Vauxhall Street
Plymouth
Devon
PL4 0EY

- Prominent Harbourside location
- Suit a range of uses (stp)
- Available as a whole or in part
- Competitive lease terms available



88 VAUXHALL STREET, PLYMOUTH, DEVON, PL4 0EY

Description

This well-located harbour-side property comprises a ground-floor retail unit of traditional construction, arranged to provide a front retail area supported by an office and dedicated storage accommodation. The unit also benefits from access to the Fisherman's Store positioned directly behind the main building, which can be included within the demise or rented separately depending on an occupier's requirements.

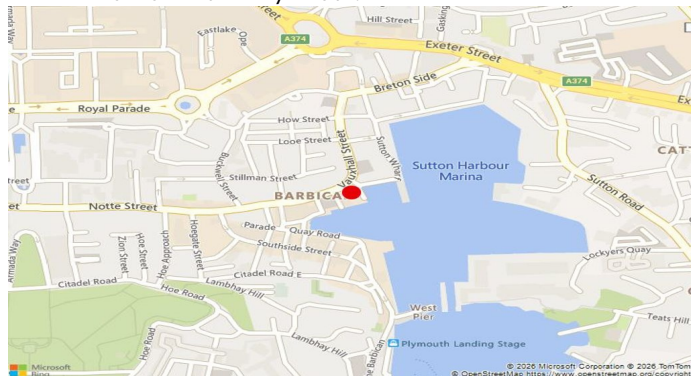
The building is equipped with three-phase power, WC facilities are available for unrestricted use in the neighbouring premises, the landlord is open to installing a dedicated WC within the unit, subject to agreement. Please note that the unit does not currently have an internal water supply.

Overall, the property presents a versatile opportunity in a prominent setting on Plymouth's Sutton Harbour, suitable for a variety of retail or commercial occupiers subject to the necessary planning.

Location

Situated on Vauxhall Street, the property occupies a prominent position within Plymouth's Sutton Harbour, a well-established waterfront destination home to a strong mix of commercial operators. Nearby occupiers include popular hospitality venues such as Annabel's and The Stable, alongside a range of independent retailers, professional offices, and marine-related businesses that contribute to the area's vibrant commercial environment.

The location benefits from excellent connectivity, positioned within easy walking distance of the City Centre and the Barbican, with regular bus services operating along surrounding routes. Sutton Harbour continues to attract a diverse range of occupiers, supported by strong local demographics, established neighbouring operators, and its reputation as a key leisure and commercial hub within Plymouth.



Accommodation

The premises have been measured in accordance with the RICS IMPS 2 (gross internal area). The floor areas are approximate and for guidance purposes only.

	Sq Ft	Sq M
Main Retail	330	30.66
Office	118	10.96
Ancillary	339	31.49
Fishermans Store	425	39.48
TOTAL	1,212	112.59

EPC

The EPC rating is currently being assessed and will be available shortly.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent of £22,000 p.a.x is sought.

Business Rates

The property is included in the Rating List as follows:
Rateable Value: £10,750

Services

We understand that mains electricity (three phase) connected to the property. Please note that there is not currently water or drainage connected, but the landlord is willing to have this connected if required.

Legal Costs

Each party to bear their own legal and professional costs incurred in the transaction.

VAT

The property is not elected for VAT, and no VAT will be charged on the rent or any other outgoings.

Anti-Money Laundering

In line with The Money Laundering Regulations 2017, Monk & Partners are obligated to verify ID for all clients that are conducting property transactions through the Company.



Viewing is strictly via prior appointment with the sole agent(s):

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