



## Period Office Suite

### Lower Ground Floor, 7 The Crescent, Plymouth, PL1 3AB

85.20 sqm (917 sqft) approx.

- Self-contained office suite of three rooms in central location
- Situated within an impressive Grade II Listed terrace
- One parking space available if required
- Flexible lease terms
- Suit other uses including Medical Clinic, Beauty Salon, Nail Studio etc.

## TO LET

All Enquiries  
A0998

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

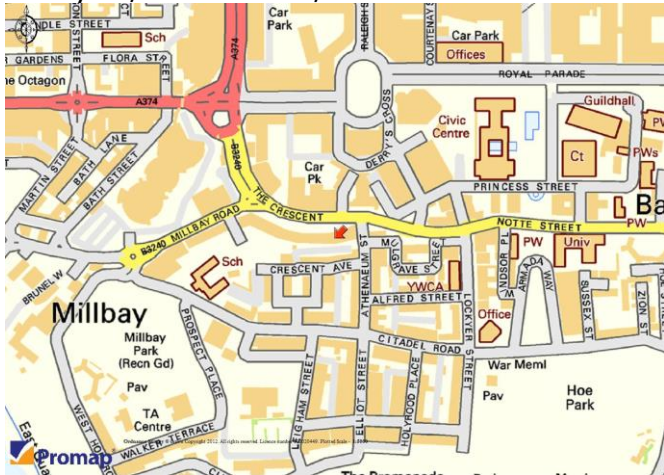
Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



### SITUATION:

The Crescent is situated within the long established prime office location of Plymouth fronting Notte Street, a short walking distance from the City Centre, shopping district, The Hoe and historic Barbican area.

The Crescent currently accommodates a number of solicitors' practices, financial advisers, chartered surveyors, medical uses, etc.



### DESCRIPTION:

No. 7 The Crescent is situated mid-terrace within an impressive five storey Crescent of period Grade II listed office buildings.

### ACCOMMODATION:

(All dimensions and areas are approximate)

Lower ground floor accommodation comprising three rooms totalling approximately 85.20 sqm (917 sqft) of floor space. There is one car space located to the rear of the property potentially available with the suite at an additional rental.

### SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

### RATES:

Rateable Value: £5,600

### TERMS:

The premises are available on a new lease for a flexible term of years and drawn on the equivalent of full repairing and insuring terms.

### PROPOSITION:

A rental of £9,000 p.a. exclusive is sought for the offices.

### VAT:

VAT is not currently chargeable on the rental and other outgoings.

### RENT CAR SPACE:

£840 p.a.x

### USE:

The premises are currently used as offices although other uses would be considered including medical beauty salon etc.

### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

### EPC:

The suite has an Energy Performance Rating of E119.

### OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

### VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS  
Tel: 01752 255222  
Mobile: 07770 653516  
E-mail: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

### SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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