



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



**THIRD FLOOR, 12 THE  
CRESCENT, PLYMOUTH, PL1 3AB**

**£6,400 (Per Annum)**

ON THE INSTRUCTIONS OF ISLAND STREET LIMITED

Ref No. TSC1072

3RD FLOOR OFFICE SUITE  
12 THE CRESCENT  
PLYMOUTH  
PL1 3AB



Tel: **01752 20 20 35**  
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

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## **Location:**

The historic Crescent is on the south side of the city centre and is one of the most desirable and preferential addresses. Please see attached location plan

## **Description:**

No. 12 The Crescent has seen a recent renovation and the property is divided into individual floors with the benefit of lift access from the ground to the upper floors.

The subject premises have recently been refurbished and are offered in excellent decorative order with new carpeting throughout.

The building has the benefit of communal facilities and also a large car park to the rear in which spaces are available.

## **Accommodation: (All measurements are approximate)**

### **Lobby entrance area (communal):**

Reception area with 3 individual offices and store area totalling 49.42m<sup>2</sup> (532 sq ft)

## **Lease:**

New Lease – length negotiable but preferably 6 years subject to 3 yearly rent reviews.

## **Rent:**

£6,400.00 per annum exclusive.

## **Car Parking:**

The premises have the benefit of 1 allocated space in the rear car park which is available by separate licence at £800.00 p.a. The space has the benefit of being able to be double parked and the Landlord will agreed to 2 cars on the basis of a 50% uplift on the licence fee.

## **Legal Costs:**

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

## **Viewing:**

Strictly by prior appointment with the vendor's sole agents Taylor Son & Creber 01752 202035

## **VAT:**

All prices quoted are exclusive of VAT where chargeable.