

PLYMOUTH
CROSS

THE REBIRTH OF PLYMOUTH'S WEST END

RETAIL AND LEISURE OPPORTUNITIES AVAILABLE



Premier Inn

110 BED HOTEL



Homes
for Students®

500 BED STUDENT ACCOMMODATION FULLY LET

UP TO 20,300 SQ FT GROUND FLOOR RETAIL / LEISURE UNITS
CONFIGURED TO SUIT INDIVIDUAL REQUIREMENTS

TO LET

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Plymouth Cross is another exciting phase of the West End retail regeneration.

The property comprises up to 31,090 sq ft of ground floor retail and leisure opportunities, available in varying sizes, to suit individual requirements.

Positioned in the heart of Plymouth city centre with frontage onto New George Street, Plymouth's prime retail pitch and opposite Derry's Cross, the property offers a fantastic opportunity to acquire retail and leisure space in this well known landmark building.



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CENTRAL LOCATION

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Plymouth is one of the largest conurbations in the South West with a resident population of circa 260,000 which is expected to rise to more than 300,000 by 2026.

The city ranks as the region's second largest city centre after Bristol and has a retail catchment of 720,000.

Plymouth boasts a particularly high student population with approximately 30,000 full time students. Plymouth is also a major tourist destination with circa 5.5million annual visits drawn to the largest Port City on the South Coast and provides one of Europe's finest natural harbours.

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RETAIL

- 1 Pannier Market
- 2 Drake Circus

ENTERTAINMENT

- 3 Theatre Royal Plymouth
- 4 Plymouth Pavilions
- 5 Plymouth Barbican
- 6 The Barcode

EDUCATION

- 7 Plymouth University
- 8 Plymouth College of Art

TRAVEL

- 9 Railway Station
- 10 Bus Station

Click images to enlarge

LOCATION

PERFECT SITUATION

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Plymouth Cross is situated within the former Derry's department store building at the heart of the city, adjoining the principal retailing thoroughfare (New George Street) and Royal Parade / Derry's Cross.

There has been a vast amount of focus on the West End retail / leisure sector of Plymouth to release its full potential through substantial and targeted investment.

The city's vision for the West End is to create an attractive gateway and pivot, spread the influence of the Theatre Royal, make the area more visible and accessible, introduce high quality living, develop a high quality mixed use medical hub and improve the quality of the streets, create outstanding new civic spaces and capitalise on the regeneration of Millbay.

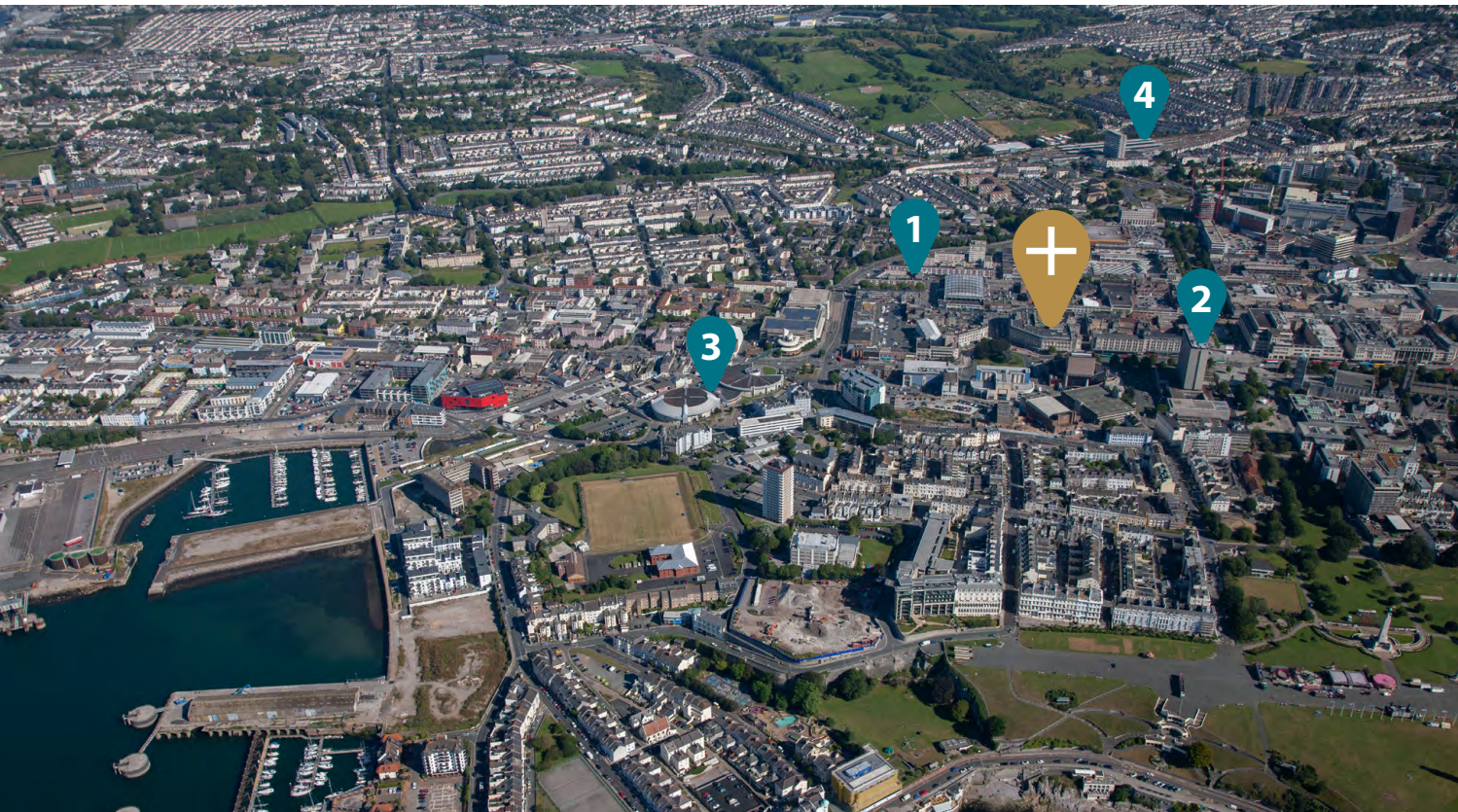
Click images to enlarge

SITUATION

A BRIGHT OU+LOOK

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CROSS

Aerial of Plymouth ↓



Plymouth Cross is a landmark building surrounded by the city's existing primary retail and leisure core.

Its occupiers will have an entirely unique opportunity to serve shoppers using prime New George Street, evening theatre goers and Union Street's nightlife.

The property is directly opposite the Theatre Royal, a short walk from the proposed new 12-screen multiplex at Drake Leisure, Drake Circus, two casinos, a bingo club, leading hotel brands and a gym.

1 COLIN CAMPBELL COURT

NHS Plymouth Community Diagnostic Centre (works commence Q2 2024)

2 CIVIC CENTRE

PCC mixed use redevelopment of the 14 storey 144,000 sq ft former office building.

3 PLYMOUTH PAVILIONS

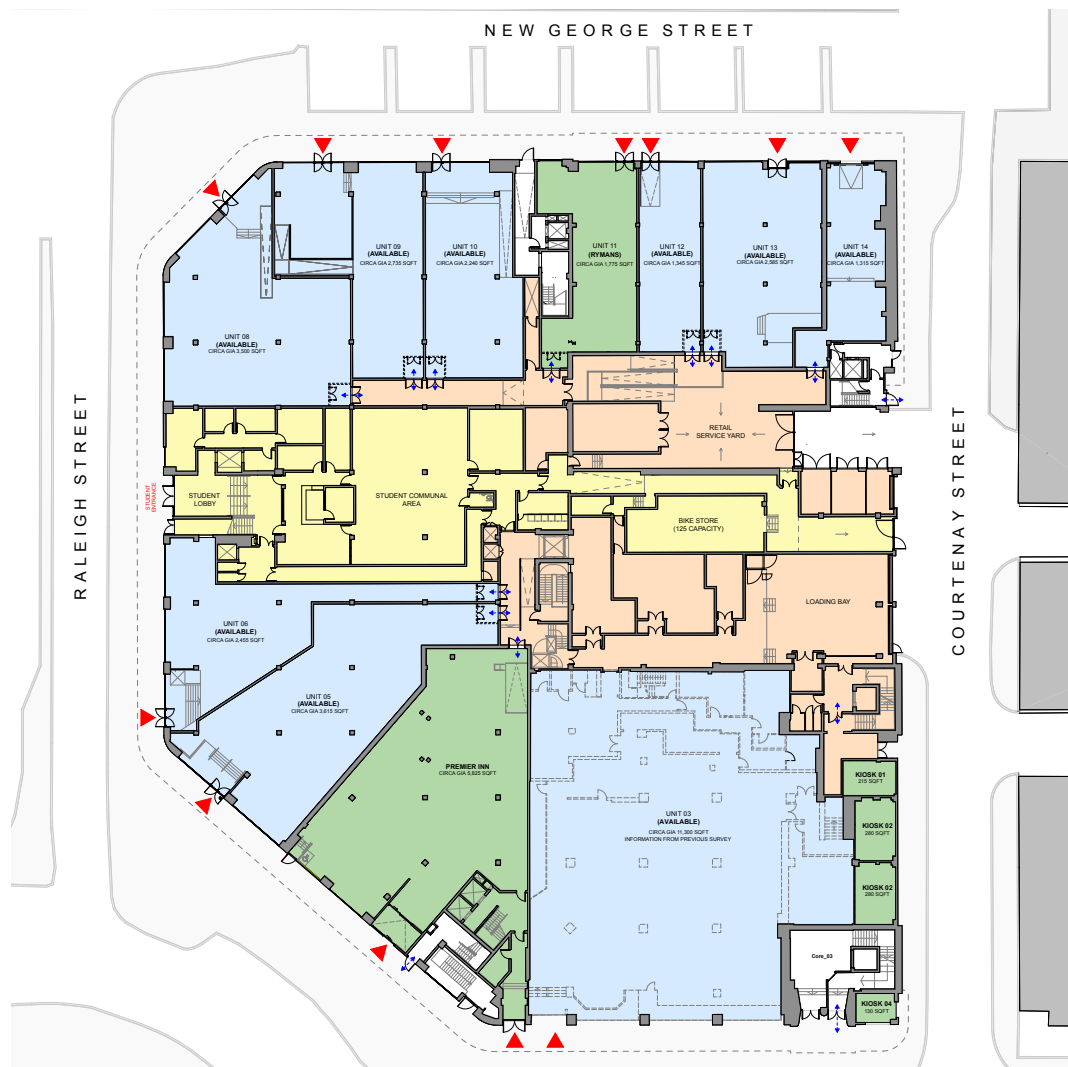
Proposed redevelopment to provide a 170 bedroom Marriott Hotel (branded Moxy) with ground floor restaurant.

4 PLYMOUTH TRAIN STATION

£50 million mixed use redevelopment.

GROUND FLOOR ACCOMMODA+ION

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The retail / leisure element of Plymouth Cross extends to circa 64,000 sq ft, with existing occupiers being Ryman & Premier Inn's Thyme Restaurant.

The remaining ground floor accommodation of approximately 31,090 sq ft can be configured to suit individual requirements and offered in a shell format.

GROUND FLOOR

Unit	Size (sq ft)	EPC	Availability
3 *	11,300		Available
5 **	3,615	B	Available
6	2,455	C	Available
8	3,500	B	Available
9	2,735	B	Available
10	2,240	B	Available
11	1,775	B	Let
12	1,345	B	Available
13	2,585	B	Available
14	1,315	C	Available

TOTAL 31,090

* Access to basement of 14,846 sq ft

** Access to basement of 9,719 sq ft

FURTHER DE+AILS

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RENT Details to be provided on application.

SERVICE CHARGE There will be a service charge payable. Service Charge is £1.20 psf for the vacant retail units. Further details can be provided on application.

RATES Details on application.

EPC See previous 'Accommodation' page for individual unit EPC ratings.

LEGAL COSTS Each party is to be responsible for their own legal, professional and ancillary costs incurred.

VIEWINGS Viewings are strictly by appointment via the joint sole agents; Stratton Creber Commercial and Cooke & Arkwright.

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FURTHER DETAILS