UNIT D BLAGDONS BOATYARD, RICHMOND WALK, PLYMOUTH, PL1 4LN

TO LET FROM £15,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Blagdons Yard occupies one of the most spectacular and unique locations in the city on the south-west waterfront, facing the River Tamar with views and potential for wharfage (weight limited) into deep water. Access is via Richmond Walk, Stonehouse, immediately west of the City centre. The property available is at the back of the site, which is used for dry storage of boats mostly over winter. 24/7 access is possible unimpeded subject to safe movement of craneage/vehicles.

DESCRIPTION:
The building is a conventional post-war masonry industrial unit under a pitched, composite concrete sheet roof, with a minimum height to eaves of 3.5m, roller shutter goods loading door measuring 3m high x 2.75m wide; internally some staff welfare has been formed.

SCHEDULE OF ACCOMMODATION: (GIA)
Unit D - 1735sq,ft. / 161sq.m

SERVICES:
Shared mains water & drainage are supplied to the property. 3-phase power. Internet bandwidth is currently limited.

PLANNING/USE:
All the above rentals are quoted exclusive of VAT. The established use is warehouse/workshop falling within Class E of the 2020 amendment to the Use Classes Order 1987. The title contains a restriction to marine related uses.

LEASE TERMS:
The property is held on a long-lease of the whole estate and is available immediately on conventional (under-) leasehold terms at an initial annual rent of £15,500pa+VAT. A modest estate charge is applicable for maintenance of common parts, signage etc.

All the above rentals are quoted exclusive of VAT.
Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search
Which shows that the workshop is currently rated under a blanket assessment for the whole site and enjoys a significant discount as a result.

ENERGY PERFORMANCE CERTIFICATE:
The property is an open-door workshop/warehouse, which does not consume heat energy so has not been assessed.

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest | 01752 858192 | Email gareth@listers.uk.com

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