



UNIT 7 & 8 CARGO 1, 41-43 GEORGE PLACE, MILLBAY, PLYMOUTH, PL1 3DX

ASKING PRICE £275,000

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Millbay is the new waterfront regeneration area immediately to the west of Plymouth City Centre and is home to King Point Marina, The Dock restaurant, a school for creative arts and a convenience store, in addition to a continental ferry port. There is some free parking in the vicinity and pay parking.

DESCRIPTION:

Mixed use development of offices, retail and residential units with a shared courtyard garden and secure, gated basement car parking. Ground floor office/retail/business unit with direct access to the courtyard garden. Double glazed frontage, gas-fired central heating with condensing boiler, vdu-compatible lighting in suspended ceiling, engineered wood flooring, open plan office, tea point, WC and accessible WC, and shower room.

Allocated parking for 2 vehicles in gated car park. Bicycle storage racks in Car Park Area.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 7	797	74
Unit 8	692	64
Total	1,489	138

TENURE:

The property is for sale on the remainder of a 250 year lease from 2006 at an asking price of £275,000+VAT.

The lease is subject to a ground rent of £500pa and a low maintenance charge.

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

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 current rateable value is £16,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (61).

ANTI-MONEY LAUNDERING:

A successful buyer 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:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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