



C2 APOLLO COURT, 4A NEPTUNE PARK, COXSIDE, PLYMOUTH, PL4 0SJ

FOR SALE £325,000 LONG-LEASEHOLD

Listers
PROPERTY CONSULTANTS

LOCATION:

Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym Barbican waterfront is 5 minutes' drive away and the A38 (M5) is reached via mainly 40mph dual carriageway roads, in a few minutes. The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with an overflow car park adjacent.

DESCRIPTION:

The property comprises a two storey, hybrid (B1/B8/E) business unit, with magnificent close-quarter views over the Cattewater. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. The first floor is fitted out as three offices, plus staff welfare, with LED lighting and gas central heating. To the ground floor is a storage area. A roller shutter door (2.9m x 2.6m) provides loading access with glazed pedestrian doors.

Externally, there are two parking spaces plus the right to park one further car.

SCHEDULE OF ACCOMMODATION:

Ground Floor 957sqft / 89sqm

Mezzanine 899sqft / 83sqm

Total Area 1,856sqft / 172sqm

SERVICE CHARGE:

The annual service charge 2024 - £1,126.67 + VAT.

TENURE (subject to contract):

Our clients' **LONG-LEASEHOLD** interest (expiring December 2121) is available at a guide price of £325,000 + VAT.

Each party to bear their own costs.

BUSINESS RATES:

We refer you to, www.tax.service.gov.uk/view-my-valuation/search, which shows that the 2026 rateable value is £22,250.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The rating for this property is C (59).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

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Email enquiries@listers.uk.com







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