UNIT 11 CARGO WORKSPACE, 14 HOBART STREET, PLYMOUTH PL1 3DG

FOR SALE (LLH) £140,000

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 one stop convenience store, in addition to a continental ferry port. There is some free parking in the vicinity and pay parking.

Cargo is a mixed use development of offices, retail and residential units with a shared courtyard garden and secure, gated basement car parking. The highly energy efficient specification, low rates and low maintenance charges means low running costs.

DESCRIPTION:
Modern corner business unit currently used as an office. Open plan configuration with plenty of natural light and fitted to full office specification with: gas-fired central heating, floating floor, Cat 2 VDU-compatible lighting, accessible WC and fitted tea point.

There is one car parking space and bicycle storage racks located in the secure, gated car park and use of the shared courtyard garden.

SCHEDULE OF ACCOMMODATION:
Gross Internal Area: 621sq.ft / 58sq.m

TENURE TERMS:
The property is held on a lease of 250 years from 2006, subject to a ground rent of £500pa and is offered FOR SALE at £140,000 + VAT.

The property is tenanted on an initial one year lease expiring July 2027, producing an income of £9,000pa.

A modest service charge is levied for the upkeep of the external/shared/common parts.

USE:
We believe that Unit 11 has planning permission for Class B1a office use. Other uses falling within Class E may also be permitted, subject to necessary planning notifications and any superior Landlord's consent.

VAT:
All the above prices are quoted exclusive of VAT.

LEGAL COSTS:
Each party is to bear their own costs.

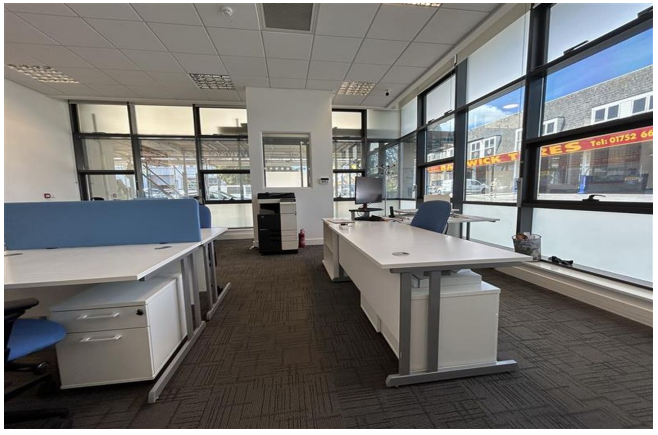
BUSINESS RATES:
www.tax.service.gov.uk/view-my-valuation/search shows that the 2026 Rateable Value is £8,300. To find out how much will be payable, there is a business rates estimator service via the website. **Up to 100% small business rates relief may be available**.

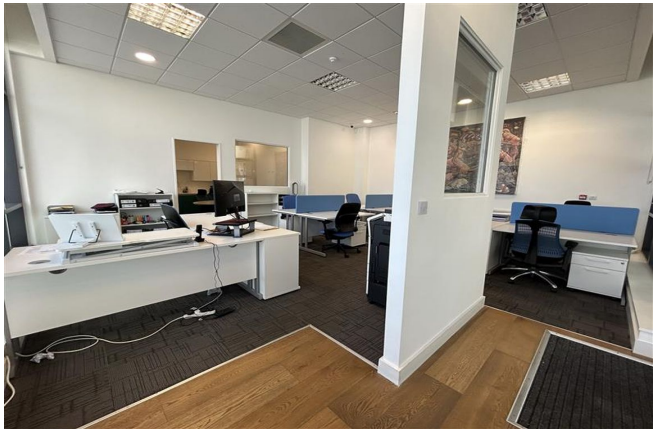
ENERGY PERFORMANCE:
The energy rating for this property is B(50).

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

Leigh Robinson

01752 858196
Email: lar@listers.uk.com





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