



**WORKSHOP, REGENT STREET, PLYMOUTH, PL4 8DF**

**FOR SALE £75,000 / TO LET £6,000pa**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Regent Street is in a convenient central location within the heart of Plymouth's student area within walking distance of Plymouth city centre. Whilst Mutley Plain, Ebrington Street and North Hill are only a short distance away.

**DESCRIPTION:**

The property is ideal for a general workshop or garage store. Accessed from Regent Street via bifolding timber garage doors, measuring 2.65m wide x 2.37m high, this workshop comprises block walls, solid floor with LED lighting throughout. To the rear is a welfare space with a recently fitted WC and shower. A small mezzanine with restricted height provides space for an office. Mains water and electricity.

**SCHEDULE OF ACCOMMODATION:**

| Area         | sq.ft      | sq.m      |
|--------------|------------|-----------|
| Workshop     | 260        | 24        |
| Welfare      | 48         | 4         |
| Mezzanine    | 116        | 11        |
| <b>Total</b> | <b>424</b> | <b>39</b> |

**LEASE TERMS:**

The property is available by way of a new lease on tenants FR&I terms at an annual rent of £6,000. A deposit of £2,000 will be required.

Our client's freehold interest is also available at an asking price of £75,000.

**VAT:**

We believe the property is not currently elected for VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the workshop is currently not rated. To find out how much business rates will be payable there is a business rates estimator service via the website. Up to 100% small business rates relief should be applicable.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B41.

**ANTI-MONEY LAUNDERING:**

A successful tenant/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](mailto:enquiries@listers.uk.com)





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