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
Total	**424**	**39**

LEASE TERMS:
The property is available by way of a new lease on tenants FR&I terms at an annual rent of £7,000. 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.

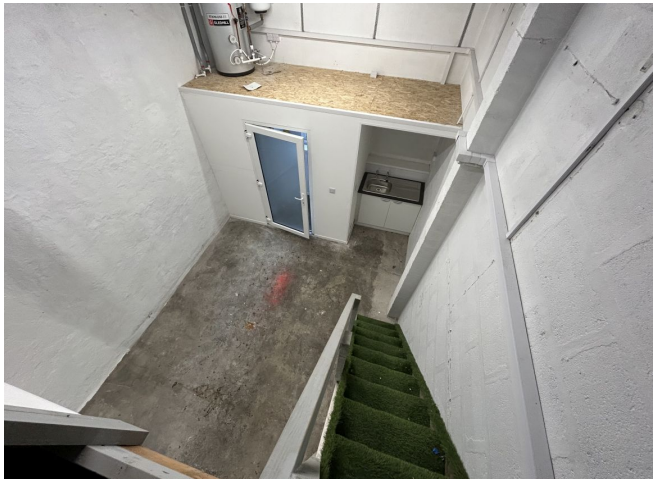
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the workshop is currently not rated. To find out how much business rates will be payable there is a business rates estimator service via the website.
Up to 100% small business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



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