



WYNDHAM LANE, STONEHOUSE, PLYMOUTH, PL1 5ED

FOR SALE GUIDE PRICE £130,000-140,000

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Stonehouse, a popular mixed residential and commercial area just to the west of Plymouth city centre. Wyndham Lane is situated just off North Road West, which connects on to the A386. The A386 provides a route straight into the city centre or to the A38, which lies approximately 4 miles to the north.

DESCRIPTION:

Detached workshop accessed via a cobbled lane comprising ground floor workshop with pedestrian and manual folding goods door (3.50m wide x 2.56m high). The workshop enjoys 3 phase electricity and LED lights throughout. Staff WC is set under the stairs providing welfare. Principal stairs lead to a first floor office with south facing windows and comprehensively fitted with storage, desk etc. The office leads to a mezzanine set under dual pitched and hipped corrugated roof, which has restricted height but provides ample storage to eaves. Rear stairs lead down to rear workshop.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	1,027	95
First Floor Office	97	9
Mezzanine Storage Area	408	38
Total	1,533	142

TENURE TERMS:

The property is for sale, with vacant possession, at a guide price of £130,000-£140,000.

VAT:

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 website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £6,100. 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 Performance Rating for this property is to be assessed.

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 either:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





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