



25 STONEHOUSE STREET, STONEHOUSE, PLYMOUTH, PL1 3PE

FOR SALE £295,000 / TO LET £22,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Stonehouse is a popular mixed residential and commercial area just to the west of Plymouth City Centre. Stonehouse Street lies off the A374, via Durnford Street or Millbay Road and leads to the City Centre ring road which connects with the A38 dual carriageway, 5 miles to the north-east. The A386 provides an alternative route to the A38, approximately 4 miles to the north.

Adjacent occupiers include Rabart, SW Hire, Spectrum, Johnstone's and other trade counter occupiers.

DESCRIPTION:

End of terrace industrial unit, with an insulated, profile steel roof, offering a minimum eaves height of 4.9m and a roller shutter door, measuring 3m wide x 4.3m high. The unit is fitted with mainly fluorescent strip-lighting and part suspended ceiling incorporating Cat.II VDU-compatible lighting to the office/reception/welfare areas. There are male/female and accessible WCs.

To the front, there is parking for 3 cars on a concrete surface.

SCHEDULE OF ACCOMMODATION:

Total Gross Area: 3281sq.ft / 305sq.m

LEASE TERMS:

Our clients FREEHOLD interest is available at £295,000. The property is also available TO LET on new FR&I lease terms at an annual rent of £22,500pa, subject to contract.

VAT:

All the above prices/ rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search Which shows that the current rateable value is £26,500.

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 rating for this property is D (60).

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:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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