



1A CRANTOCK TERRACE, KEYHAM, PLYMOUTH, PL2 3BS

TO LET £14,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

The property is situated on a corner plot in Crantock Terrace, Keyham, Plymouth behind the shops on Wolseley Road.

DESCRIPTION:

A two-storey workshop/office/store of block construction with a pitched roof, currently configure into two separate floors. Internally, there is a WC, strip-lighting and double-glazed windows. Access is at the front, via either a separate access entrance to the first floor or a roller shutter door (2.9m high x 2.9m wide) to the ground floor. The ground floor has a sealed concrete floor. Externally, there is one small parking space.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	761	71
First Floor	799	74
Total	1,560	145

LEASE TERMS:

The property is available as a whole on new FR&I lease terms, *subject to surrender*, at an initial rent of £14,000pa. We are lead to believe that the unit is not elected for VAT. Each party to bear their own costs.

USE:

The previous/established use is warehousing. Other B1/B8 uses are permitted development. The property is situated to use as a Leisure or practitioners accommodation. The local planning authority is Plymouth City Council.

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 split:

2023: Ground floor £10,250 First floor £6,600.

From 1st April 2026: Ground Floor £8,100 First Floor £5,200

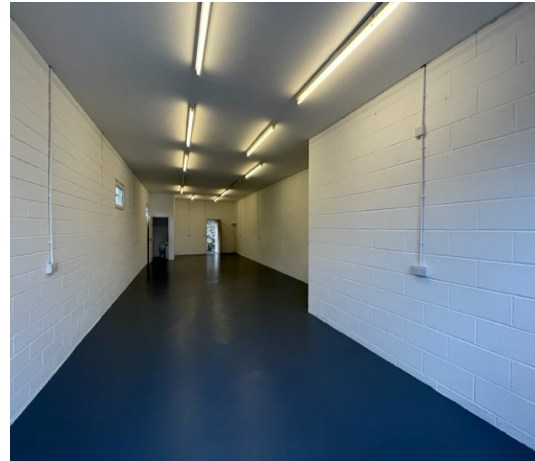
To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (57).

ANTI-MONEY LAUNDERING:

A successful tenant 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

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

