



181 RENDLE STREET, PLYMOUTH PL1 1TP

TO LET £35,000pa / FOR SALE £450,000

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Situated just off Union Street immediately to the west of the city centre, this property occupies a convenient back-street location, next to retail, motor and trade counter users with some residential in close proximity.

DESCRIPTION:

Post-war warehouse, recently undergone light refurbishment, of traditional masonry construction with steel truss composite concrete sheet roof, incorporating daylight panels providing a minimum eaves height of 6.2m, with industrial electric roller shutter door (4.2m wide x 4.5m) and CCTV, 3 phase power, new concrete floor, painted internally and fitted with new cladding to the exterior. A modest new staff welfare room have been installed.

USE:

The permitted use includes motor, dismantling and recycling uses. This may be classed as *sui generis* meaning all other uses would need Planning consent. The owners will not want anything conflicting with their existing scrap metal recycling use, operating nearby.

SCHEDULE OF ACCOMMODATION:

Warehouse 20m x 18.44m

Welfare room 2.1m x 2.6m

TOTAL: 374m² / 4,028ft²

LEASE TERMS:

The property is available TO LET on conventional tenant's full repairing and insuring terms preferably for a term in excess of 5 years, at an initial annual rent of £35,000 excl (VAT not applicable), (each party to bear their own legal costs).

Our client's freehold interest is also available at an asking price of £450,000.

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the 2023 Rateable Value is £16,250. To find out how much 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 (70).

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 either:

Gareth Forrest or **Leigh Robinson** on

01752 222135 Email: enquiries@listers.uk.com





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