



**17A SEYMOUR AVENUE, PLYMOUTH, PL4 8RA**

**RENTAL £8,000 PER ANNUM EXCLUSIVE**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

The property is located on Seymour Avenue in the St Judes area of Plymouth, a densely populated suburb, mainly residential, interspersed with retail units, within walking distance of the city centre.

**DESCRIPTION:**

This recently refurbished property is ideal for a general workshop/studio or garage store. Access through a double glazed door next to the roller shutter door, measuring 2.50m wide x 2.30m high, this workshop comprises block walls, finished with OSB, solid floor with LED lighting throughout. There is a brand new WC cloakroom on the ground floor and the first floor offers a spacious office area. There is restricted height to the ground floor workshop of 2.11m, towards the front of the workshop the minimum height is 2.31m and maximum height of 3.8m

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Workshop	421	39
first Floor Office	249	23
<b>Total</b>	<b>670</b>	<b>62</b>

**TENURE / LEASE TERMS:**

The property is vacant and available immediately on new lease terms at a rental price of £8,000pa. Our client would consider a Freehold sale for £85,000.

**VAT:**

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

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

Not required due to the property consuming no heat/cooling energy.

**LEGAL COSTS:**

Each party to bear their own costs.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 858196

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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