C2 APOLLO COURT, 4A NEPTUNE PARK, COXSIDE, PLYMOUTH, PL4 0SJ

FOR SALE £325,000 / TO LET £24,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym Barbican waterfront is 5 minutes' drive away and the A38 (M5) is reached via mainly 40mph dual carriageway roads, in a few minutes. The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with an overflow car park adjacent.

DESCRIPTION:
The property comprises a two storey, hybrid (B1/B8/E) business unit, with magnificent close-quarter views over the Cattewater. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. The first floor is fitted out as three offices, plus staff welfare, with LED lighting and gas central heating. To the ground floor is a storage area. A roller shutter door (2.9m x 2.6m) provides loading access with glazed pedestrian doors.

Externally, there are two parking spaces plus the right to park one further car.

SCHEDULE OF ACCOMMODATION:

Ground Floor	957sqft / 89sqm
Mezzanine	899sqft / 83sqm
Total Area	**1,856sqft / 172sqm**

SERVICE CHARGE:
The annual service charge 2024 - £1,126.67 + VAT.

TENURE / LEASE TERMS (subject to contract):
The property is available **TO LET** on conventional FR&I terms at an initial annual rent of £24,000 + VAT.

Our clients' **LONG-LEASEHOLD** interest (expiring December 2121) is available at a guide price of £325,000 + VAT.

Each party to bear their own costs.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £15,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The rating for this property is C (59).

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-
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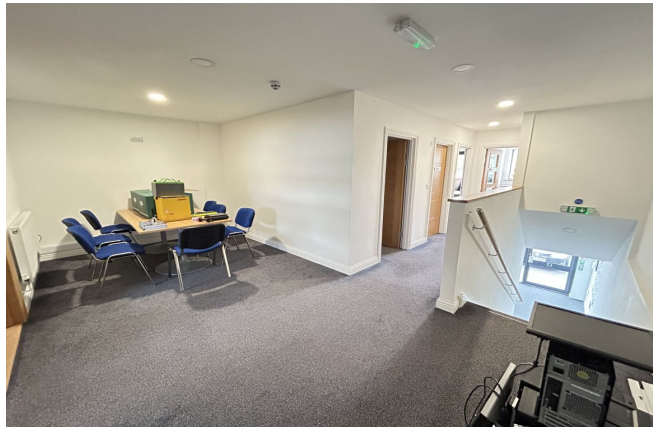
Leigh Robinson
01752 222135
Email enquiries@listers.uk.com

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