



**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	70.70
First Floor	799	74.23
<b>Total</b>	<b>1,560</b>	<b>144.93</b>

**LEASE TERMS:**

The property is available as a whole on new FR&I lease terms at an initial rent of £14,000pa + 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](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is split : Ground floor £10,250 First floor £6,600. 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).

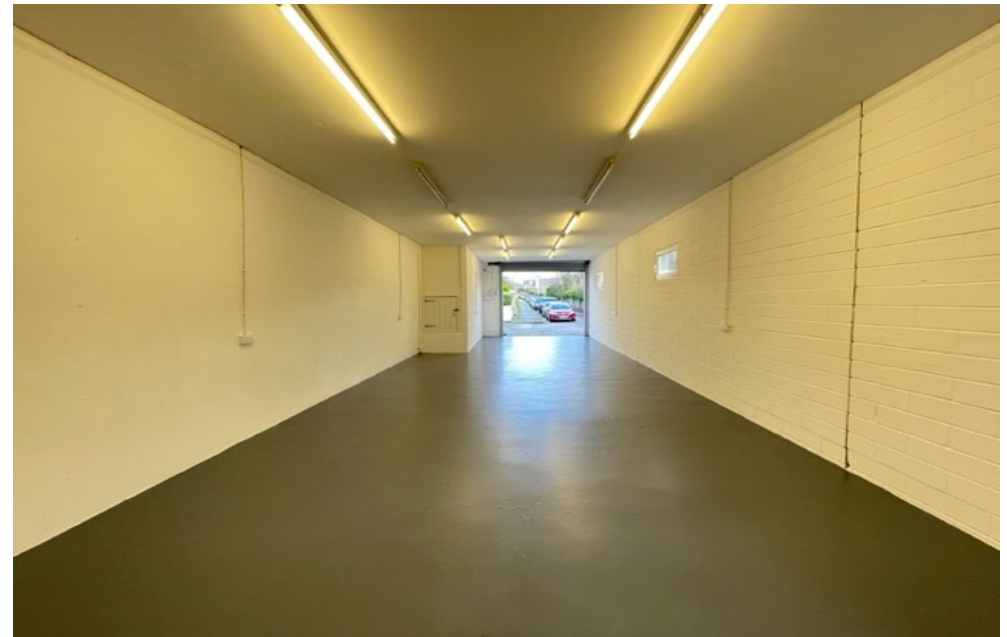
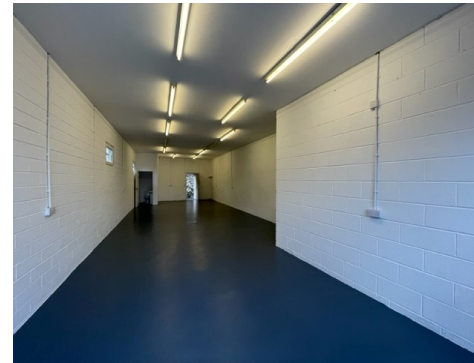
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

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







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