



Listers
PROPERTY CONSULTANTS

MEDICAL/RETAIL unit with parking FOR SALE/TO LET
31 North Road East, Plymouth, PL4 6AY

Summary

- **Grade II Listed, terraced former House in prominent location adjacent to Plymouth University**
- **1,363ft² / 127m² on three floors plus parking for 2 vehicles**
- **Fully fitted dental practice accommodation (4 suites + cleaning room, reception area, waiting room and staff welfare)**

Location

Situated just to the north side of Plymouth University, the city centre and Drake Circus Shopping, the property is ideally situated for the main line railway station, Barbican waterfront, Barcode leisure and the bus interchange at Royal Parade. The area is dominated by student housing, education and housing services, as well as some professional practices.

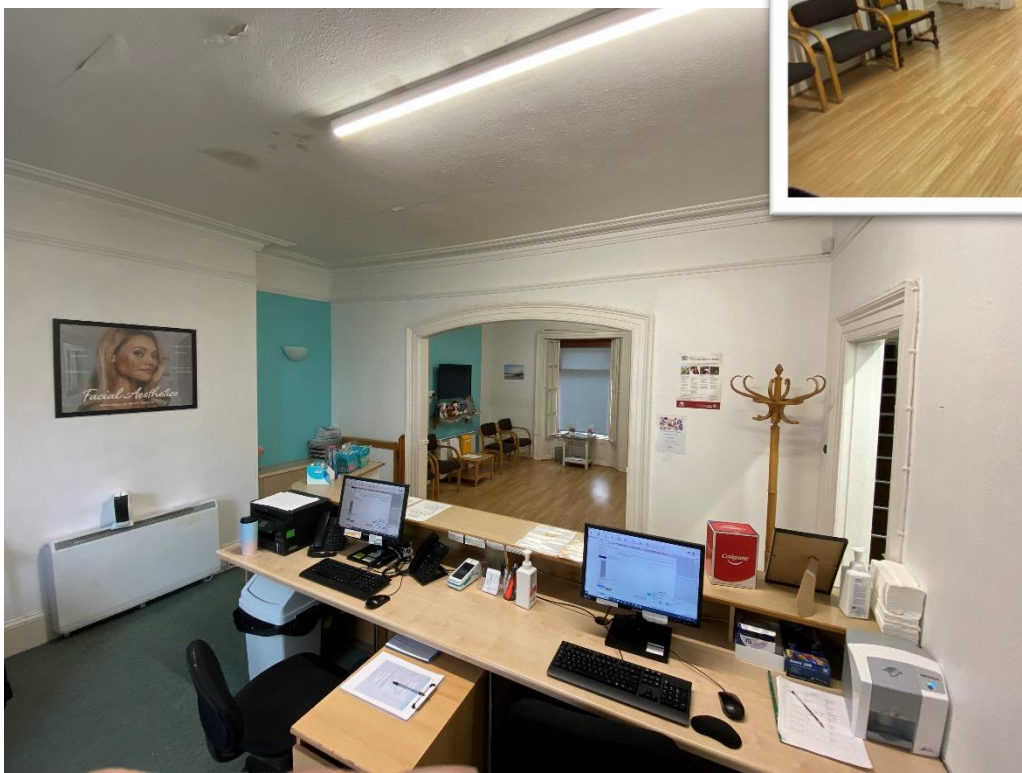
Description

Grade II Listed, mid-terraced former house, of conventional solid wall masonry construction, under a pitched and composite slate tiled roof. Now converted to a fully-fitted dental practice, the building is suited to other medical/quasi-medical uses, offices or conversion to student accommodation (subject to consents). Internally, the property is in reasonable decorative condition and it appears to have been well maintained. Externally there are parking spaces for two vehicles and a small rear courtyard with access from a service lane. Heating and hot water are with electricity.

Accommodation

	m ²	ft ²
Ground Floor	44	478
First Floor	58	626
Second Floor	24	259
Total Area	127	1,363

The property is currently fully fitted out as a dental practice, to NHS/CQC standards. The fit-out is available for another medical practice such as aesthetics, beauty, hair, tanning or medical use.



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Energy Performance

The property has been assessed and awarded a rating of C65.

Terms of Availability (subject to contract)

The property is for sale FREEHOLD and is available under a new Tenant's FR&I lease on terms to be agreed at an initial annual rent of £14,500pa.

Consideration will be given to sale of our client's freehold interest with vacant possession at an asking price of £250,000. VAT is not applicable.

Services

Mains Water, Electricity and Drainage are available to the property.

Business Rates

Rateable Value (2023): £9,600
UBR multiplier 2023/24: 51.2p in the £

Planning / Use

The permitted use is D1 (medical or health services) which now falls within Class E. Conditional planning for change of use has been granted for 3 flats under planning permission 24/00988/FUL

Agent's Note

It is a requirement of the RICS that we advise parties to take professional Independent advice on the terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

All prices quoted excludes VAT, where applicable at the prevailing rate.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

