



GROUND FLOOR OFFICE

24 Queen Anne Terrace, North Hill, Plymouth PL4 8EG

Summary

- GROUND FLOOR OFFICE UNIT with PARING SPACE
- 1,035ft² / 96m²
- WITHIN THE HEART OF PLYMOUTH'S STUDENT ZONE

Location

Queen Anne Terrace is located within the heart of Plymouth's student accommodation zone, opposite the Plymouth University campus, the Arts University, a short walk from Drakes Circus shopping centre and the mainline railway station, providing services to London and Penzance.

Description

The property comprises the whole ground floor of a corner-sited, 4-storey end-terraced villa, dating from early 20th century, of solid brick construction with a pitched and slate-tiled roof. The upper floors are used as accommodation and share a porch with the ground floor unit. The ground floor, formerly a student letting agency, offers several cellular offices and staff welfare facilities with central heating and LED lighting in suspended ceiling grid throughout, with recently decorated neutral walls.

Accommodation (not internal area basis)

	m ²	ft ²
Office 1	31	332
Office 2	25	267
Office 3	22	239
Staff Welfare	18	197
TOTAL	96	1035

Externally, to the rear is a dedicated parking space for one vehicle.

Services & Energy Performance

Mains Water, Electricity and Drainage are supplied to the property and separately metered. EPC: C75.

Planning / Use

The permitted use is offices falling under class B1 of the Use Classes Order 1987. Other uses falling within new Class E will be considered and may not need planning permission.



Terms of Availability (subject to contract)

The property will be vacant in April 2024 and available as a whole only, on a new tenant's FR&I lease, at an initial rent of £16,000pa. This property is currently not elected for VAT.

Deposit

A deposit equivalent to 3 months' rent may be required at discretion of the landlord.

Business Rates

Rateable Value (2023): £12,250
UBR multiplier 2023/24: 51.2p in the £

Agents 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: enquiries@listers.uk.com

