



2A DE LA HAY AVENUE, STOKE, PLYMOUTH, PL3 4HU

OFFICES/MEDIA STUDIOS FOR SALE - FREEHOLD £495,000

Listers
PROPERTY CONSULTANTS

LOCATION:

De La Hay Avenue lies just off the A386 Outland Road to Tavistock, just north of the city centre and within a few minutes' walk of the main line railway station with services to London (Paddington) in just over 3 hours.

DESCRIPTION:

Detached, late 1800s former church organ factory, currently used as offices and media studio, stylishly converted. Fitted with LED lighting, gas central heating, network cabling (Virgin & BT fibre - 1Gb each), shower room and 14kW Solar PV with FiT (3-phase) installed 2015 (inverter renewed 2022). Externally there is private parking for approximately 15 vehicles.

SCHEDULE OF ACCOMMODATION:

Ground floor: 211m² / 2271ft²
First floor: 96m² / 1032ft²
Second floor: 47m² / 505ft²
TOTAL 354sqm / 3,808sqft

TENURE:

Our client's FREEHOLD interest is available, with vacant possession, at a guide price of £495,000

BUSINESS:

The permitted use is offices and media studios. Other uses may need Planning Permission. The property is thought suitable for quasi medical use, day nursery or potentially suited to residential conversion.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

The property has multiple assessments and small business rates relief has been claimed. The current rateable value of all assessments total £26,800.

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 D (92).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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