



GORDON TERRACE, MUTLEY, PLYMOUTH PL4 6EP 1,763sqft/164sqm (GIA)

FOR SALE FREEHOLD £395,000 (MAY LET: £30,000pa)

Listers
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LOCATION:

Gordon Terrace is a predominantly residential street situated off Plymouth's Mutley Plain, just north of Plymouth City Centre, which enjoys a lively student and local business trade as well as a retail offer that supplements the covered mall at Drake Circus. There is a 142-space surface pay car park as well as unrestricted side street parking out of peak times. Regular buses serve Mutley Plain from the city-centre and other suburbs and the mainline railway station is within 10 minutes' walk.

DESCRIPTION:

Modern detached former church building of conventional masonry construction, with an interesting history and a redundant baptism pool under the floor. Fully refurbished to form stylish offices, suitable for alternative uses falling within Class E, such as day nursery, quasi medical use or domestic conversion (subject to pp).

The specification includes a solar PV system on the roof with battery power storage, shower room/WC, gas central heating, loft storage, network cabling (fibre), solid floor with Polyfloor vinyl covering and carpet, double glazed windows, LED panel and pendant lighting, full height glazed meeting room. Externally is a pleasant amenity area and tarmac surfaced parking for 6-10 cars.

TENURE / LEASE TERMS:

The property is offered for sale FREEHOLD with vacant possession. Consideration will be given to letting, subject to term and covenant offered, at an initial annual rent of £30,000pa.

VAT:

This property is NOT currently elected for VAT.

LEGAL COSTS:

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 £16,750**. 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 (66).

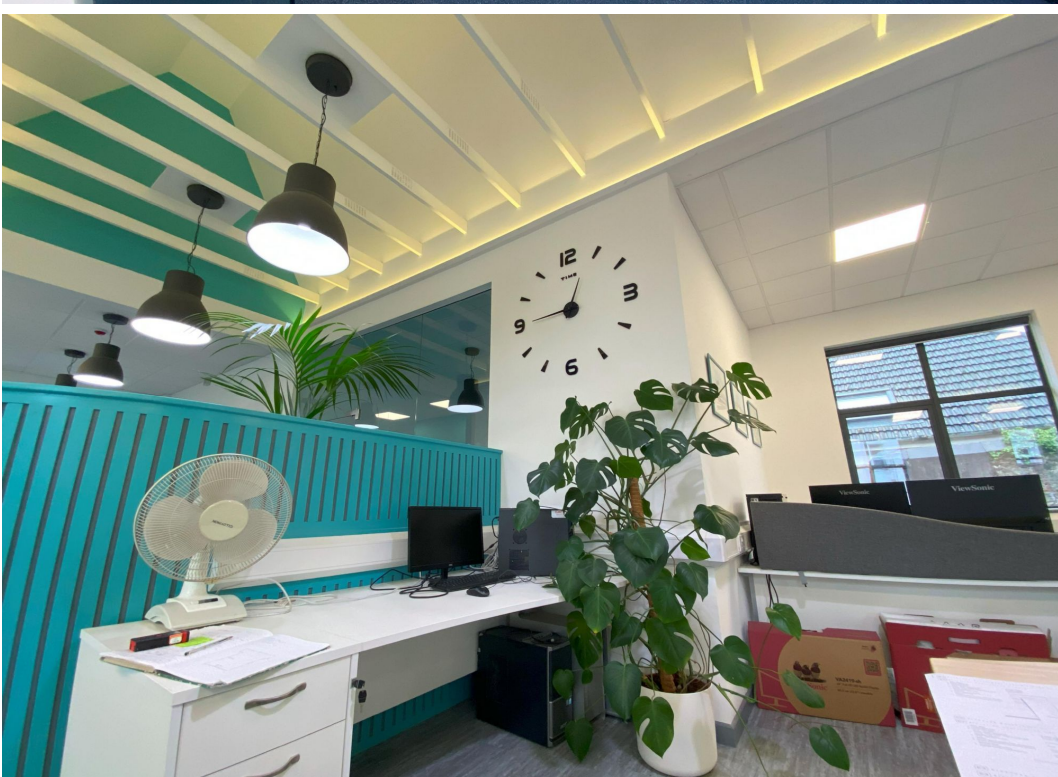
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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