



**3 MARINERS COURT, NORTH QUAY, SUTTON HARBOUR, PLYMOUTH, PL4 0BS**

**£160,000 FOR SALE (LONG LEASEHOLD)**

**Listers**  
~ PROPERTY CONSULTANTS



**LOCATION:**

Mariners Court lies on North Quay in Sutton Harbour, close to the historic Barbican and within walking distance of Drakes Circus Shopping Centre and the station with mainline services to London (Paddington) in just over 3 hours. The bus interchange at Royal Parade is around 10-15 mins walk.

Nearby occupiers include Francis Clark accountants, Beers Solicitors, Sutton Harbour Plc and Clarity Financial.

**DESCRIPTION:**

Unique waterfront retail / office unit, comprehensively refurbished throughout. This rare south facing waterfront premises enjoys views into Sutton Harbour. The versatile layout offers two principle suites with their own entrances from North Quay. Specification includes: suspended ceilings with LED lighting panels, electric modern radiators, carpeted and tiled floors, newly fitted WC & staff welfare tea point.

Externally to the rear there is a gated, accessible car park which offers one allocated vehicle parking space and in addition offers limited visitor parking for guests of the building's occupiers.

**SERVICE CHARGE:**

There is a service charge which includes water, maintenance to the buildings and insurance.



**TENURE TERMS:**

The property is long-leasehold with 175 years remaining. of a 210 year lease from March 1989. and is offered for sale at £160,000 +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> which shows that the current rateable value is £5,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

This property is being reassessed following the refurbishment.

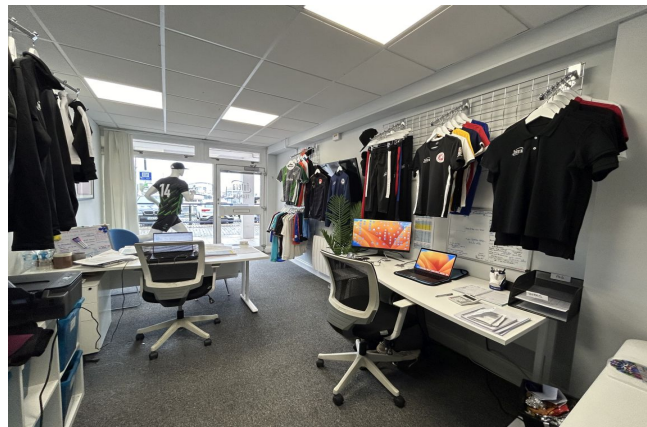
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Andrew Bell**  
**Ifan Rhys-Jones**

01752 222135

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



**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Office 1	178	16.54
Office 2	144	13.38
Office 3	94	8.73
Staff Welfare	43	3.99
<b>Gross Internal Area Total</b>	<b>459</b>	<b>42.64</b>





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