



**C2 APOLLO COURT, 4A NEPTUNE PARK, COXSIDE, PLYMOUTH, PL4 0SJ**

**FOR SALE £325,000 / TO LET £24,000pa**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Neptune Park is a rather unique setting on Plymouth's eastern waterfront, facing the River Plym Barbican waterfront is 5 minutes' drive away and the A38 (M5) is reached via mainly 40mph dual carriageway roads, in a few minutes. The scheme comprises a cluster of similar hybrid units adjacent to the TR2 rehearsal building, with an overflow car park adjacent.

**DESCRIPTION:**

The property comprises a two storey, hybrid (B1/B8/E) business unit, with magnificent close-quarter views over the Cattewater. The building is of steel frame construction with a mono pitch roof and glazed front & rear elevations. The first floor is fitted out as three offices, plus staff welfare, with LED lighting and gas central heating. To the ground floor is a storage area. A roller shutter door (2.9m x 2.6m) provides loading access with glazed pedestrian doors.

Externally, there are two parking spaces plus the right to park one further car.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor 957sqft / 89sqm  
Mezzanine 899sqft / 83sqm  
**Total Area 1,856sqft / 172sqm**

**SERVICE CHARGE:**

The annual service charge 2024 - £1,126.67 + VAT.

**TENURE / LEASE TERMS (subject to contract):**

The property is available **TO LET** on conventional FR&I terms at an initial annual rent of £24,000 + VAT.

Our clients' **LONG-LEASEHOLD** interest (expiring December 2121) is available at a guide price of £325,000 + 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 £15,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The rating for this property is C (59).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**

**Leigh Robinson**

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