



**17 EUROTECH PARK, 32 BURREINGTON WAY,
HONICKNOWLE, PLYMOUTH, PL5 3FR
INVESTMENT SALE £210,000**

Listers
PROPERTY CONSULTANTS

LOCATION:

Eurotech Park is just to the north of Plymouth city centre and is perfectly placed for access to the whole city, less than a mile from the A 386 Manadon junction with the A38 (M5) Devon Expressway.

DESCRIPTION:

Modern terraced business unit with 7m eaves and the latest cladding technology with industry leading thermal efficiency, fire safety and durability. Fitted with a full height glazed electrically operated roller door, full height glazed elevations and fitted WC.

Externally, there are two allocated parking bays plus loading area, access to a shared outdoor rest and picnic area and covered bicycle parking on site.

SCHEDULE OF ACCOMMODATION:

Total floor area: 1,000sq.ft / 93sq.m

ENERGY PERFORMANCE CERTIFICATE:

Not applicable due to being a bare warehouse consuming no heat/cooling energy.

SERVICE CHARGE:

A small estate charge is levied for the upkeep of external and communal parts £780 (2021).

TENURE TERMS

The property is held on a 999-year lease from April 2022 at peppercorn ground rent. It is occupied under a conventional tenant's FR&I lease for a term of 6 years from 15th February 2023 (tenant-only break at 3rd year with 3 months notice) at a rent of £13,600pa, subject to annual rent review.

Our client's long-leasehold interest is FOR SALE at a price of £210,000, reflecting a gross yield of 6.47%.

NO VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £9,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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