

# **Summary**

- Offices for sale
- Central location
- Allocated car parking
- Recently converted
- Close to Plymouth City Centre
- New 999 year leases

#### Location:

The offices are conveniently located on Apsley Road within the former Royal Eye Infirmary building, only a short distance from both Mutley Plain and Plymouth City Centre. The property also benefits from being only a few minutes away from Plymouth Railway Station which provides regular services to both London Paddington and Cornwall.

## **Description:**

A rare opportunity to acquire centrally located modern office accommodation within the historic former Royal Eye Infirmary building. The offices have been recently converted to a high standard with LED lighting, door entry system and carpeting and each unit has it's own kitchenette facility. Access is via a shared corridor with communal WC and shower facility. Each office will have one allocated car parking space within the R.E.I. grounds.

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft	Price
Office 1	33.44	360	UNDER OFFER
Office 2	20.40	220	£35,000
Office 3	30.66	330	UNDER OFFER
Office 4	16.26	175	UNDER OFFER
Office 5	28.43	306	UNDER OFFER
Office 6	15.89	171	UNDER OFFER
Office 7	36.05	388	UNDER OFFER
Office 8	17.37	187	£30,000
Office 9	53.42	575	UNDER OFFER

### Service charge:

A service charge will be levied for upkeep and maintenance of the communal and external areas of the building. Further details are available upon request.

#### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

#### EPC / MEES:

B (36).

#### Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information. <u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The offices are for sale individually or as a whole on a long leasehold basis by way of new 999 year leases.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





# CONTACT THE AGENT

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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer Leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as agreement. Please judance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give put responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in th coyment of Vickery Holman has any authority to make or give any representation of marthy in relation to this property.

