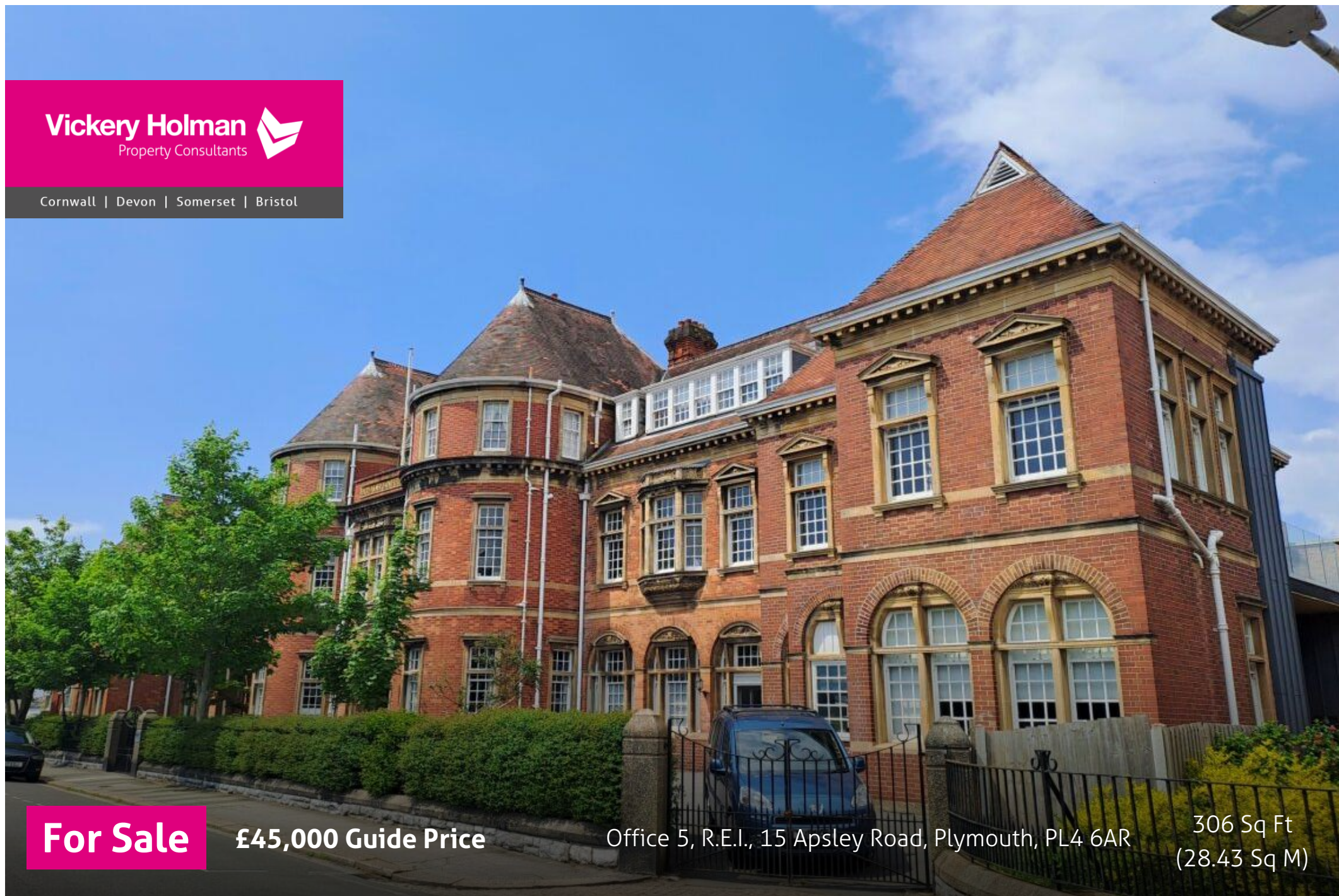


**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£45,000 Guide Price**

Office 5, R.E.I., 15 Apsley Road, Plymouth, PL4 6AR

306 Sq Ft  
(28.43 Sq M)



## Summary

- Central location
- Allocated car parking
- Recently converted
- Close to Plymouth City Centre
- New 999 year lease

### 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 its 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
Office 5	28.43	306

### 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.

[Contact](#) 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, with vacant possession, 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:

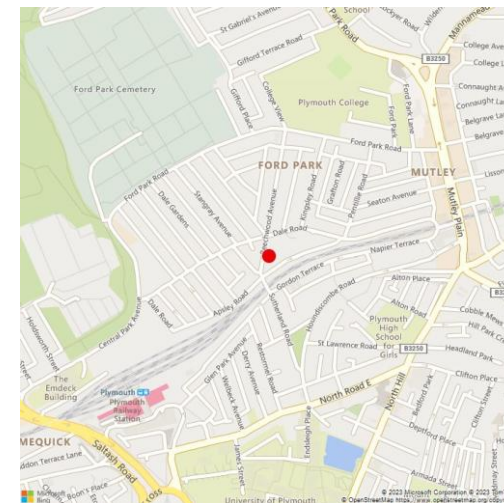
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### 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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### Plymouth Office

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