

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£15,500 Guide Price\***

Office 8, R.E.I., 15 Apsley Road, Plymouth, PL4 6AR

187 Sq Ft  
(17.37 Sq M)

# Summary

- Office for sale by auction on 22<sup>nd</sup> April 2026
- Central location
- 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. This office has been recently converted to a high standard with LED lighting, door entry system and carpeting and has its own kitchenette facility. Access is via a shared corridor with communal WC and shower facility.

## Accommodation:

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

	sq m	sq ft
Office 8	17.37	187

## 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.

## Auctioneers Note:

The successful bidder will pay a buyer's contract fee on exchange of contracts of:

£900 including VAT for purchases up to and including £100,000.

£1,500 including VAT for purchases of £101,000 to £300,000.

£2,100 including VAT for purchases of £301,000 and above.

This fee is only payable by the successful bidder.

## IMPORTANT

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors) together with the Addendum which will be available on Auction Day.

## \* PRICE INFORMATION

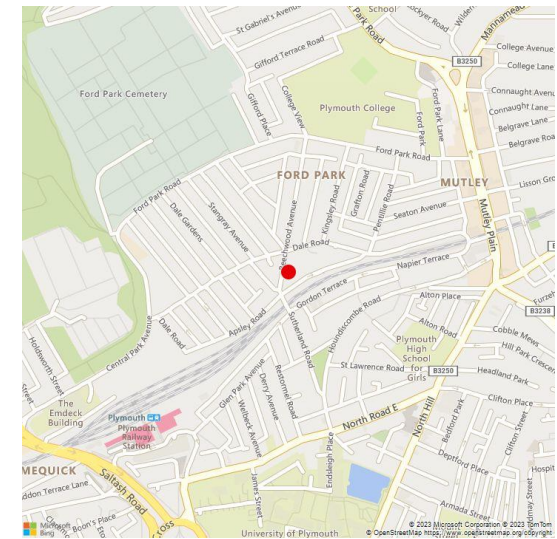
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above single figure guide. Please check the website at <https://auctions.thecpn.co.uk/search> order to stay fully informed with the up-to-date information and to view the legal pack.

## \*ADDITIONAL FEES

An Administration fee and Other non-optional fees may be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors.



## CONTACT THE AGENT

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