



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



KINGSLEY HOUSE, 59 COLLEGE ROAD, KEYHAM, PLYMOUTH, PL2 1NT

£175,000 (Freehold)

A SUBSTANTIAL FREEHOLD PREMISES 140m² (1514 sq ft) approx. SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS. THE PREMISES ARE CURRENTLY ARRANGED WITH A RETAIL SHOP ON PART OF THE GROUND FLOOR, THE REST OF THE GROUND FLOOR BEING VACANT WITH THE FIRST FLOOR FITTED AS A CALL CENTRE. THE PREMISES ARE OFFERED WITH VACANT POSSESSION

Ref No. TSC0883

Kingsley House
59 College Road
Keyham
Plymouth
PL2 1NT



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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without 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 correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Location:

The premises are conveniently located just off the main St Levan Road in this densely populated residential area. Please see attached location plan.

Accommodation:

We understand that the premises were originally constructed and used as a bakery with retail outlet.

The premises are now arranged as 3 self contained areas as follows:

Ground Floor Retail Shop

5.54m x 4.1m = 22.88m² (246 sq ft)

Ground Floor Workshop/storage area

5.41m x 4.17m = 22.56m² (243 sq ft) 5.41m x 7.4m = 40m² (431 sq ft)

1st Floor Call Centre

4.24m x 9.76m = 41.38m² (445 sq ft)

Office

3.08m x 2.42m = 7.45m² (80 sq ft)

Ladies & Gent WCs

Kitchen area

4.25m x 1.51m = 6.42m² (69 sq ft)

New lease available of first floor only at £10,000 per annum, fully inclusive of rates, lighting and heating. Lease length negotiable, preferably a minimum of 3 years, to be drawn on internal repairing basis only.

Price:

Offers in the region of £175,000 for the freehold interest.

Viewing:

Strictly by appointment with the sole agents Taylor Son & Creber 01752 202035

VAT:

All prices and rents quoted are exclusive of VAT where applicable