



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## 1 ALEXANDRA ROAD, MUTLEY, PLYMOUTH, PL4 7ED

**£149,950 (Freehold)**

PROMINENT TWO STOREY RETAIL/OFFICE PREMISES 82.5m<sup>2</sup> (883 SQ FT) ON THE JUNCTION OF MUTLEY PLAIN AND ALEXANDRA ROAD, A MAIN ARTIRIAL ROUTE LEADING FROM CENTRAL PLYMOUTH TO MARSH MILLS INTERSECTING WITH THE A38 DEVON EXPRESSWAY.

THESE PREMISES ARE A SHORT DISTANCE FROM THE UNIVERSITY OF PLYMOUTH AND ARE SUITABLE IN OUR OPINION FOR RESIDENTIAL CONVERSION TO PROVIDE A SELF CONTAINED 3 BED FLAT AND GROUND FLOOR OFFICE SUBJECT TO CONSENT.

THE PREMISES ARE CURRENTLY A1 RETAIL USE BUT WERE PREVIOUSLY A2 FINANCIAL SERVICES.

FOR SALE OR TO LET – OFFERS INVITED

Ref No. TSC0997

1 Alexandra Road  
Mutley  
Plymouth  
PL4 7ED



Tel: **01752 20 20 35**  
[www.taylorcreber.co.uk](http://www.taylorcreber.co.uk)



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.



## Description and Location

1 Alexandra Road is situated just of the junction of Alexandra Road with Mutley Plain, the main secondary district shopping centre just outside Plymouth city centre.

This is a two storey end of terrace property, providing spacious retail/office on the ground floor with an additional office on the first floor.

## Accommodation

Ground Floor Retail showroom premises. Width 6.3m average. Depth 5.2m average (approx 32.76m<sup>2</sup> (353 sq ft)).

First Floor Office/studio room. Width 6.3m average. Depth 5.2m average (approx 32.76m<sup>2</sup>) (353 sq ft). Rear office. 5.8m x 2.85m (16.53m<sup>2</sup>) (178 sq ft). Staff room/WC.

## Services

We understand all mains services are connected.

## EPC

An EPC has been applied for and details will be made available to applicants upon request.

## Rates

The 2005 ratable value is £2,900.00.

## Lease

New Lease length negotiable subject to three yearly rent reviews on full insuring and repairing terms. Rent £12,000 per annum.

## Alternative Proposal

£149,950.00 freehold with vacant possession of the above but subject to the Lease of the basement storeroom to the adjoining Boomerangs pub at £350 per annum. Further details will be made available upon request.

## VAT

All prices and rents quoted are exclusive of VAT where chargeable.

## Viewing

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

## NB.

Under the Estates Agents Act, we declare that the owner of this property is a Director of Taylor Son & Creber Ltd.