



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



125 North Hill Plymouth PL4 8JY

£395,000 (Freehold)

SUPERB FREEHOLD OFFICES IN EXCELLENT LOCATION WITH CAR PARKING. THE 15 OFFICES EXTEND TO 216.91SQM APPROX (2335 SQ FT) AND ARE WELL PRESENTED THROUGHOUT AND HAVE BEEN USED AS A PROFESSIONAL SOLICITORS OFFICE FOR MANY YEARS. ALTERNATIVE USES SUCH AS STUDENT LETS ETC. MAYBE SUITABLE SUBJECT TO THE NECESSARY PLANNING CONSENT.

Ref No. TSC 0889

125 North Hill
Plymouth
PL4 8JY



Tel: **01752 20 20 35**
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.


Regulated by RICS

Description and Location

The premises are situated on North Hill, an established business area just outside the City Centre.

Five storey, mid-terrace, late nineteenth century house of traditional construction with pitched, slate roof, currently utilised as solicitors' offices.

Accommodation

Ground Floor - 2 x offices Total 43.77m² 1st Floor - 3 x offices Total 45.38m² 2nd Floor - 3 x offices Total 43.63m² 3rd Floor - 4 x offices, WC Total 42.71m² Basement - 3 x offices, cupboard
Total 41.42m² 2 car parking spaces to front. Car park to rear with 4/6 spaces

Tenure

Freehold.

EPC

An EPC has been commissioned and will be made available upon request.

Rates

The 2005 ratable value is £13,500.00 per annum.

Price

OIRO £395,000 for the freehold interest.

VAT

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

Lease

Alternatively, the premises are available to let at an initial rent of £25,000.00 per annum on a Lease, the length of which is negotiable subject to it being drawn upon full repairing and insuring terms.

Viewing

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