



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



11 FORD PARK ROAD MUTLEY PLYMOUTH PL4 6QY

£350,000 (Freehold)

SUPERB FREEHOLD OFFICES IN EXCELLENT LOCATION WITH CAR PARKING. THE 10 OFFICES EXTEND TO 174.21SQM APPROX (1875 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 1143

11 Ford Park Road
Plymouth
PL4 6QY



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 just off Mutley Plain, the main secondary district shopping centre just outside Plymouth City Centre. The area has a mix of commercial and residential uses.

Four storey, mid-terrace, late nineteenth Century house of traditional construction with pitched, slate roof. The property is currently utilised as professional solicitors' offices.

Accommodation

Ground Floor - Reception, 2 x offices, WC	Total 50.92m ²	Mezzanine WCs	1st Floor - 3 x offices
Total 42.91m ²	2nd Floor - 2 x offices	Total 39.91m ²	Basement 2 x offices, WCs
Car park to rear with 4 spaces		Total 40.47m ²	

Tenure

Freehold.

EPC

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

Rates

The 2005 ratable value is £7,700.00 per annum.

Price

Offers for the freehold interest

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