

FOR SALE

Listers
PROPERTY CONSULTANTS

Middleton Lodge

14 The Square, Millfields, Plymouth PL1 3JX

2,059 ft² / 191 m² +

£195,000

Office/Investment/Development/Conversion



Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

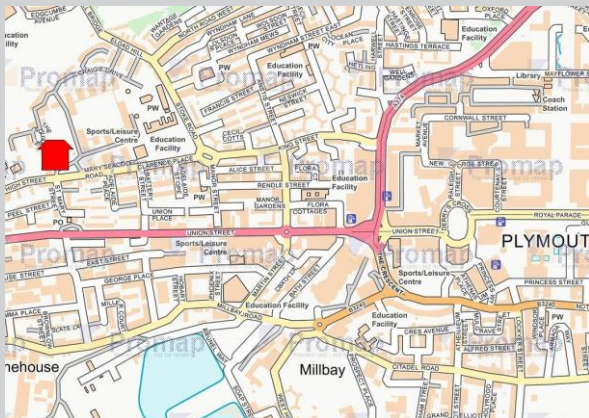
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Location

Built in 1765, The Millfields lies less than a mile to the west of Plymouth City centre, which benefits from a mainline railway station with services to London in just over 3 hours. The property sits in its own land within the Millfields complex, a Listed, walled, former Royal Naval Hospital converted to homes and offices in 1996.



Description

The property comprises the former Paymaster and Works office and is a detached building of solid masonry construction, with a pitched, mansard slate-tiled roof. It is on ground and first floors plus basement and is divided into a number of rooms on each level. A gas-fired wet central heating system has been installed and the property is network cabled with a broadband connection.



The property sits on a generous plot, which provides up to 17 parking spaces or garden amenity.

Planning/use

Currently B1a offices. Other uses, including quasi-medical/day nursery or residential may be permitted, subject to statutory consents.

Accommodation

Measured using Net Internal Area (offices). We have not used IPMS offices due to likelihood of residential conversion which could include corridors and washrooms.

	m ²	ft ²
Ground Floor	105	1133
First Floor	86	927
TOTAL	191	2,059

Basement

to be confirmed



Services

All mains services are supplied to the property. EPC: n/a Listed Building:

Business Rates

The property is assessed as a whole (currently subject to review):

Rateable Value 2017:	£14,736
UBR multiplier 2017/18:	47.9p in the £

Terms of Availability subject to contract

Our client owns the residue of a lease commencing in 1997 for a term of 999 years. A modest service charge is levied for the upkeep of common areas (currently £787pa).

The property is for sale at £195,000 by way of assignment, either with the current rental income (approx. £21,000pa) from licences and tenancies excluded from the L&T Act 1954 or with full vacant possession. We understand the property is NOT opted for the payment of VAT.

Viewing

Strictly by appointment during business hours, with plenty of notice, to avoid disrupting tenants.

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