

14 The Square

Millfields

Plymouth

FOR SALE

OFFICE PREMISES

Sale on behalf of Joint Liquidators

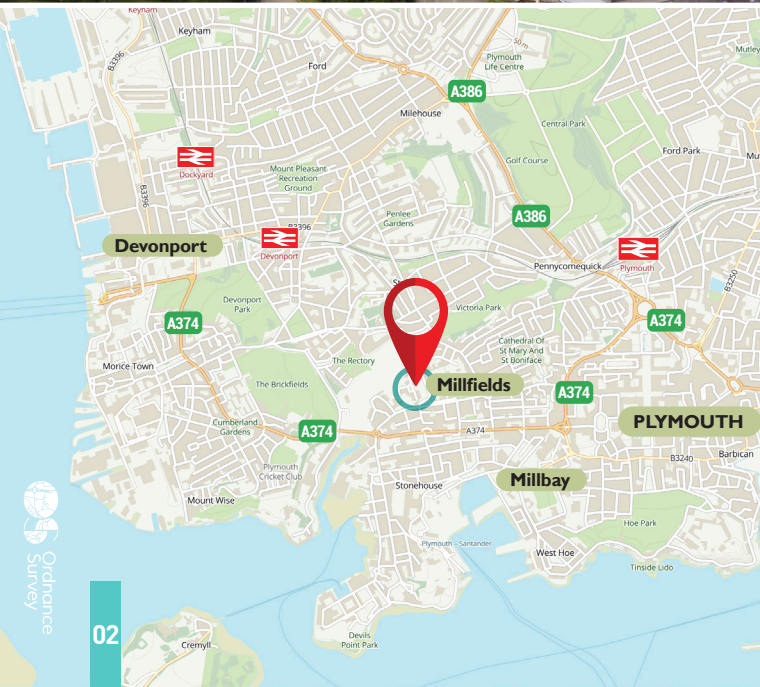
OPPORTUNITY SUMMARY

- ✓ £240,000 Asking Price
- ✓ Freehold
- ✓ 154 sq m (1,658 sq ft) NIA

Lambert
Smith
Hampton

| PL1 3JX |

www.lsh.co.uk



Location & Situation

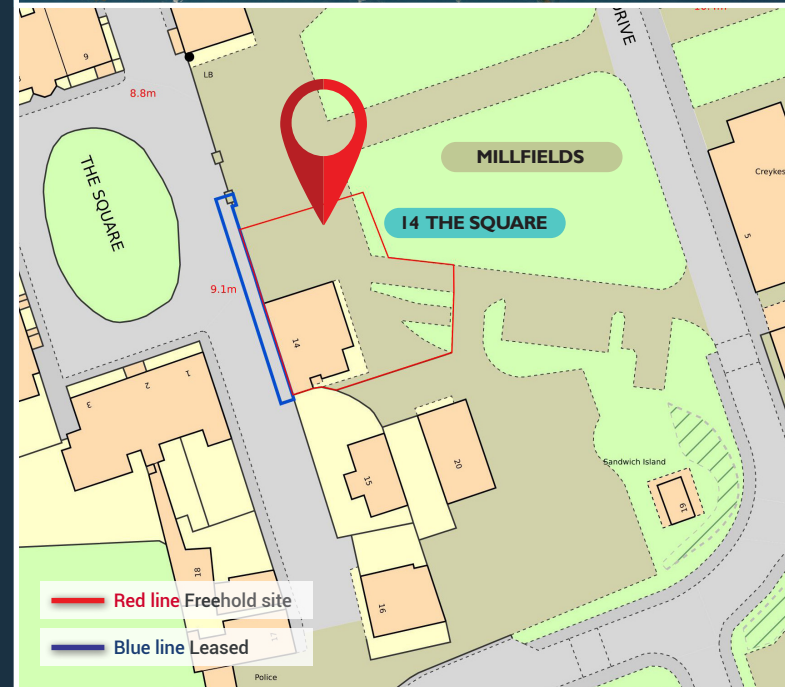
The property is situated within The Millfields; a former Royal Naval Hospital which has since been developed into a mix of residential flats and commercial premises. It is an established and exclusive location set within a gated complex. The site is located in the heart of Plymouth City Centre which offers a range of both local and national occupiers. Millbay marina is a short distance away as is Royal William Yard and Victoria Park, which backs onto the Millfields.

Description

A detached Grade II Listed office premises comprised over two storeys measuring 1,658 sq ft (NIA) with an additional basement. The building comprises on the ground floor an entrance hallway, two open plan offices and a cellular office to the rear along with W.C facilities and kitchenette. The first floor comprises two smaller offices, a board room with a kitchenette and WC facilities. The property benefits from parking to the front.

Tenure

The property is held under title **DN385379** and **DN385349**. The property will be sold with **vacant possession**. The land edged blue on the plan is leased to RNH West End Limited for a term of 999 years from 20 May 1997.



Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) floor areas to be as follows:

Floor	Description	Sq Metres	Sq Feet
Ground Floor	Offices, staff facilities	90	972
First Floor	Offices, boardroom, staff facilities	64	686
Total Net Internal area:		154 sq m	1,658 sq ft



Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£15,250**

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

A copy of this is available upon request.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

PROPOSAL

Asking price of **£240,000**
[Two Hundred and Forty Thousand Pounds].

Viewing and Further Information

Viewing strictly by prior appointment
please contact:

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