

OFFICE BUILDING FOR SALE



**MIDLAND HOUSE, 1 PRINCESS STREET OPE,
PLYMOUTH, PL1 2EJ**

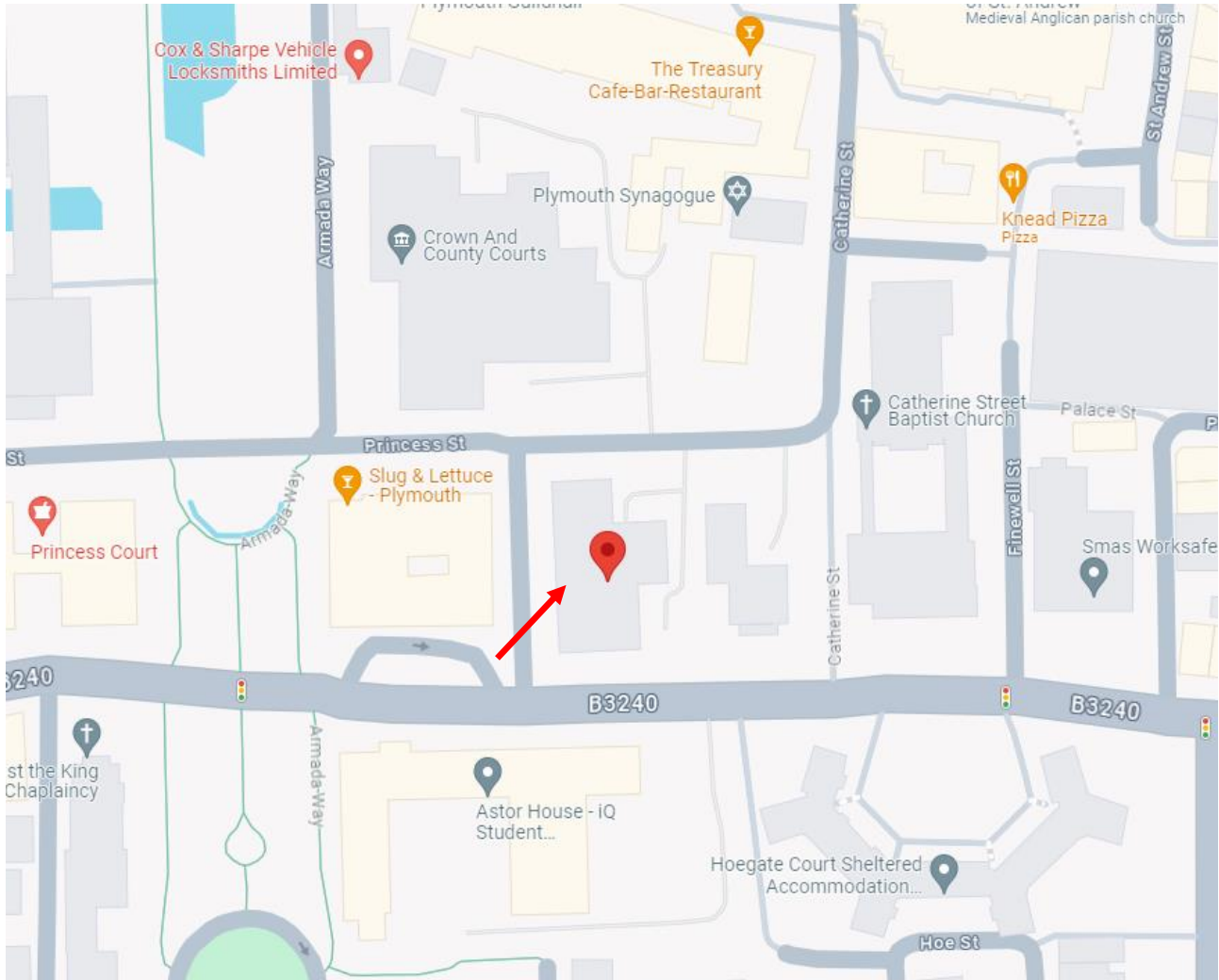
OFFERS INVITED



- Prominent Location in Plymouth's City Centre with on-site parking
- Approx. 2,656.6 sq m (28,594 sq ft) NIA
- Available Freehold with Vacant Possession
- Potential for Alternative Uses Subject to Planning
- **SUBJECT TO CONTRACT**

LOCATION

The premises are in a prime location, situated in the city centre and close to Plymouth's historic Barbican. It is well positioned for public transport links, being within a five minute walk of Royal Parade, the main hub for buses serving Plymouth and beyond. Coach and bus stations are also available in the city centre, along with a mainline train station and cross channel ferry port nearby.



Location map © Google Images 2022

DESCRIPTION

The premises comprise a five storey, concrete framed, purpose built office building situated on a level site, together with an area of car parking to the rear of the property. In addition, there is a basement housing plant equipment and some storage. The building consists of a reception area to the ground floor with the remainder of the floors providing office space which is mainly open plan with carpet tile covered floors and ceiling tiles incorporating recessed lighting, with male and female W/C's as well as kitchen facilities to each floor. An array of solar panels are fitted to the roof.

ACCOMMODATION

The Office and ancillary accommodation per floor is as follows:-

Floor	(sq m)	(sq ft)
Ground floor	518.53	5581
First floor	545.53	5872
Second floor	545.53	5872
Third floor	545.53	5872
Fourth Floor	472	5080
Basement Storage	29.47	317
TOTAL	2,656.6 SQ M	28,594 SQ FT

All areas quoted are approximate and based on net internal area.

TENURE

The Council has registered Freehold title to the Building.

SUBMISSION OF OFFERS

Interested parties should provide the following information in support of their application as a minimum:

1. Purchase Price
2. Purchaser Details
3. Future Use / Development Plan
4. Conditions
5. Finance / Evidence of Funds
6. Timescales

PLANNING

Prospective purchasers are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in terms of planning and are fully responsible for obtaining any necessary consent. The Planning Consents Team can be contacted on 01752 304366 / planningconsents@plymouth.gov.uk

SERVICES

Mains water, drainage, gas and electricity are available at the property. Prospective purchasers should satisfy themselves that the supply is adequate for their purposes.

BUSINESS RATES

The current business rates assessment is – Offices & Premises Rateable Value £218,000

VAT

The property is opted to tax and therefore VAT will be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The building has a current EPC Rating of E. A copy of the certificate can be found here:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9458-2604-9609-4672-9614>

FURTHER INFORMATION AND VIEWINGS

For further information or arrange a viewing of the property, please contact Christina Schwartz of the Land & Property Team on 01752 304160 or email Christina.Schwartz@plymouth.gov.uk

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending 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.