

UNIT 2, MEADOW CLOSE, LANGAGE, PLYMOUTH, PL7 5EX

£290,000 PLUS VAT FREEHOLD

Listers
PROPERTY CONSULTANTS

LOCATION:
The property is located approximately eight miles east of Plymouth and 1 mile from the A38 Devon Expressway which links to the M5 at Exeter.

DESCRIPTION:
A mid-terraced industrial unit of steel portal framed construction with office to the front and mezzanine storage above.
The building is available on a leasehold or freehold basis.

TENURE / LEASE TERMS:
Freehold - £290,000 plus Vat
Leasehold - £26,000 plus Vat per annum exclusive - the remaining lease terms to be negotiated.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	3,950	366.97
Mezzanine	725	67.35
Total	**4,675**	**434.32**

Inner Eaves Height 4.20m.
Roller Shutter 3.7m wide, 4.0m high.
2 X WC and shower
Parking - min. 7 parking spaces opposite.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £22,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is with Band E (123).

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson
01752 222135
Email enquiries@listers.uk.com

Or via Joint Agents - **Miller Commercial** Please contact:-

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