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For Sale /  
To Let

9 The Parade, The Barbican,  
Plymouth PL1 2JL

Attractive 17<sup>th</sup> Century Grade II Listed  
Building

Ground, First, Second and Third Floor Unit

Total Area: 650 sq m (7,006 sq ft)

Guide Price: £800,000

Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

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## Location & Description

9 The Parade falls within The Barbican Conservation Area forming the historic centre of Plymouth next to Sutton Harbour. Within easy walking distance of Plymouth Hoe, the City Centre shopping area and Plymouth University. The building overlooks an open paved / cobbled area known as "The Parade" with views over Sutton Harbour. The Barbican has become the focus for Plymouth's restaurants, art galleries, specialist shops etc. and is accepted as one of the city's most exciting and cosmopolitan areas. This unrivalled location has resulted in the conversion of many similar buildings into ground floor commercial and restaurant uses with residential apartments above.

This attractive Grade II Listed building constructed in 1847 is next to the "new" Custom House which was built a few years earlier. The front of the building faces onto the historic parade. The rear elevation faces Vauxhall Street forming part of the city's main inner ring road.

The upper floors are self-contained from the ground floor and provide many original features. The accommodation is suitable for a variety of different uses.

## Accommodation

Ground Floor:	172 sq m	1850 sq ft
First Floor	170 sq m	1,830 sq ft
Second Floor	182 sq m	1,959 sq ft
Third Floor	127 sq m	1,367 sq ft
Total:	650 sq m	7006 sq ft

## Services

Mains water, drainage and electricity, with gas available nearby.

## Tenure

Our clients are looking to sell their interest in the longleasehold for which they are seeking offers in the region of £800,000.

## Rateable Value

The property needs to be reassessed. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The property has been rated **G (180)**

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

*The landlord supports the code for leasing business premises in England and Wales 2007.*

Ref.11294



### Plymouth Office

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