



Sanderson
Weatherall

254.5 sq m (2,739.4 sqft)

For Sale

- St Catherines Warehouse,
Lockyers Quay Plymouth
PL4 0DX



FOR SALE

DESCRIPTION

The property comprises a stand-alone industrial unit of solid brickwork construction under a metal truss roof. The Lockyers Quay elevation has been rendered and painted. The roof is overlaid with profiled asbestos cladding. The unit has a single roller shutter door to the Lockyers Quay frontage.

Externally, there is no service yard and the unit opens directly onto Lockyers Quay.

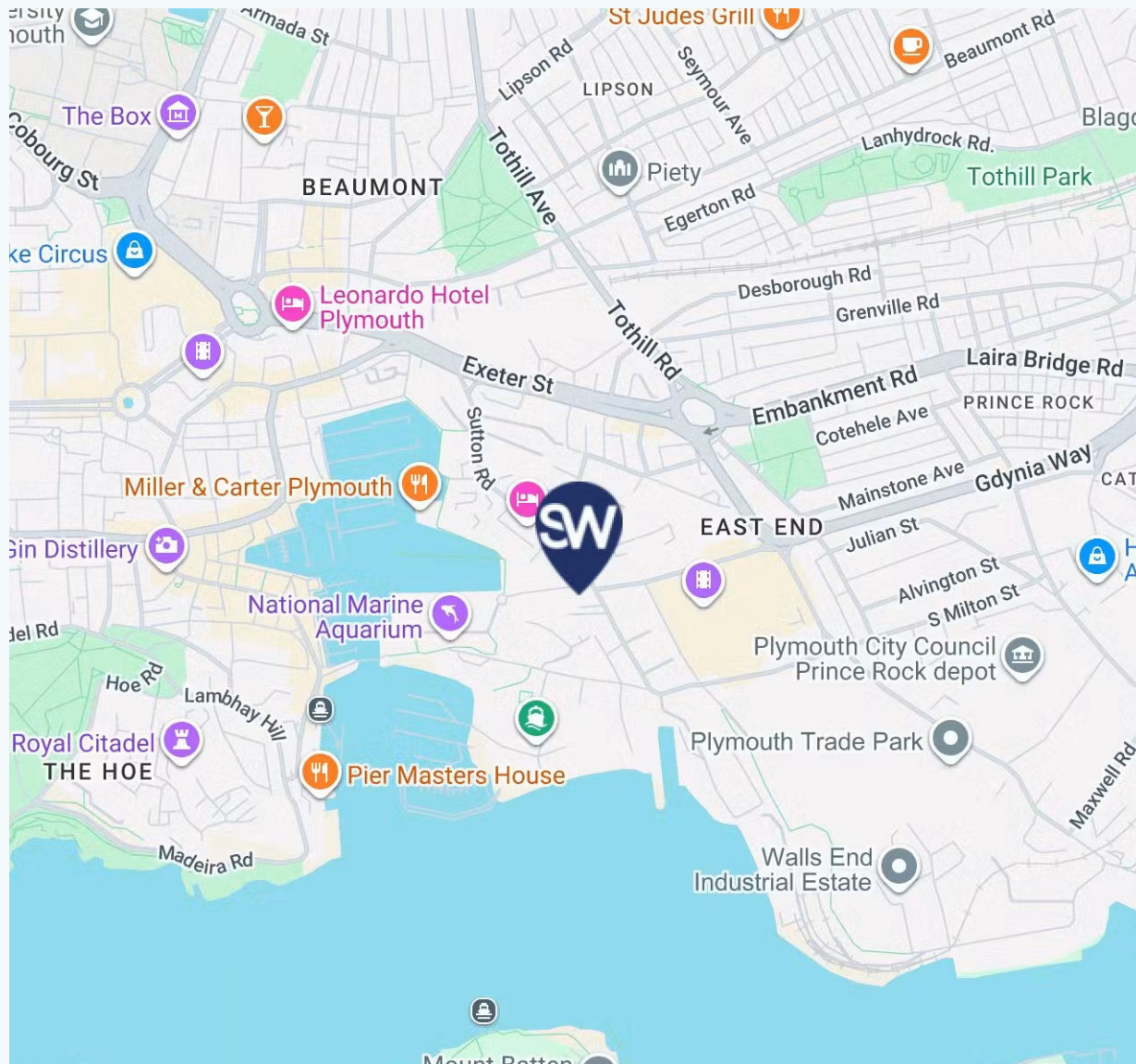
KEY POINTS

- SUITABLE FOR OWNER OCCUPATION OR INVESTMENT PURPOSES
- FREEHOLD
- GUIDE PRICE OF £225,000
- LEASE EXPIRES DECEMBER 2027.
- THE LEASE CONTAINS A MUTUAL BREAK OPTION EXERCISABLE AT ANYTIME ON SERVING 6 MONTHS NOTICE
- CENTRAL LOCATION
- RARE OPPORTUNITY
- 254.5 SQM



ST CATHERINES WAREHOUSE, 1 LOCKYERS QUAY

LOCATION



Plymouth is the second largest centre in the south west of England after Bristol and lies approximately 120 miles to the south west of Bristol and 45 miles to the south west of Exeter. The city has excellent communication links with the A38 dual carriageway providing direct and easy access to Exeter and the M5 motorway. Plymouth is served by First Great Western, providing direct rail access to London Paddington (3 hours) and Bristol Temple Meads (2 hours).

The property is situated to the south eastern corner of Sutton Harbour, adjacent to the Harbour Car Park to the east of The Fisheries and National Marine Aquarium. It is also in close proximity to the Premier Inn Hotel and Lockyers Quay Public House.

The property is accessed directly off Lockyers Quay, which links into Commercial Road and Sutton Road.

MORE DETAILS

TERMS OF EXISTING LEASE

The property was let to Stephen and Trudi Lucas on a lease expiring 19 December 2027.

Mutual break option at anytime on serving 6 months notice.

The lease was drawn up on effectively full repairing and insuring terms.

Rent passing – £9797 pa.

Our client is seeking to dispose of the freehold interest, subject to the existing lease.

PRICE

GUIDE – £225,000

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

Mark Slade
01752 968412 | 07771 727819
Mark.Slade@sw.co.uk



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