

stratton
creber
commercial

property consultants



For Sale

38 Looe Street,
Plymouth
PL4 0EB

Distinguished Grade II Listed five-storey
office building

City Centre location

Suitable for residential conversion, subject to
planning

Size: 375 sq m (4037 sq ft)

Asking price £300,000

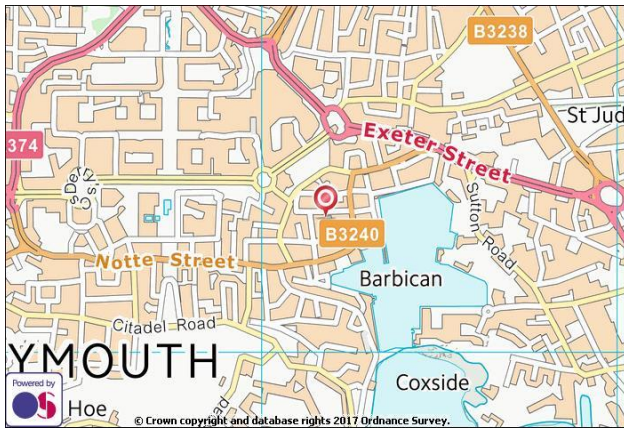
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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strattoncrebercommercial.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and is the largest regional centre in the South West outside of Bristol, with a residential population of approximately 250,000 projected to rise within the next 10 years to approximately 300,000. The city centre is accessible from the A38 Devon Expressway, located 1.5 miles north, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal. The city will be the focus of major investment ahead of the 400th anniversary celebrations of the Mayflower departing Plymouth and its arrival in Boston, Massachusetts, USA.

The property is on historic Looe Street, close to retail, leisure and academic facilities and within the Barbican area, located between the city centre and Sutton Harbour.

The distinguished Grade II listed five-storey building was part of the former Plymouth Arts Centre. Accessed off Looe Street, the ground floor has a retail frontage and large open double height area with a stairwell to the upper floors. There is independent access from the rear courtyard to the basement area. The first floor is one large open area, while the second floor houses two offices and a self contained one bed flat which benefits from independent access via an external steel staircase. The third floor has 2 attic rooms.

Tenure

The freehold of the property is offered as a whole in its entirety at £300,000.

Rateable Value

The property does not have a separate listing under the 2017 Rating List. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.



Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Basement	25 sq m	272 sq ft
Ground floor	90 sq m	968 sq ft
First floor	90 sq m	968 sq ft
Second floor	108 sq m	1162 sq ft
Third floor	62 sq m	667 sq ft
Total	575 sq m	4,037 sq ft

Energy Performance Certificate (EPC)

An EPC has been commissioned further details are available from the market agents.

VAT

We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the purchase price. However, we suggest all interested parties make their own enquiries.

Legal Costs

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

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 12223



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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