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Ref No: M.3234

F.T.I. RENZI

26 STONEHOUSE STREET, PLYMOUTH, DEVON, PL1 3PE.

- * Impressive warehouse and office premises (approx. 7,500 sq ft).
- * Reception area, showroom, workshop/storeroom.
- * Offices, kitchen, cloakrooms and parking.
- * Convenient central location.
- * Freehold or Leasehold.
- * Viewing recommended.



This substantial warehouse and showroom premises is located in a convenient central location in Stonehouse street, an old established and sought after commercial area of Plymouth. The Stonehouse and Millbay areas of Plymouth are located within half a mile of the main city centre and the area has a full and varied mix of businesses represented within it. Indeed, this location enjoys an enviable central position within the city, and has, in recent years, been transformed with a multimillion pound facelift, including the nearby redevelopment of the Royal William Yard into a mixture of luxury residential flats, offices, retail and leisure units. In turn, the nearby Millbay redevelopment scheme, a 300-million-pound commercial residential development, is currently underway which would help to ensure the continued popularity and prosperity of the area.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyard. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway, by rail and by air. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The property is of modern purpose- built construction on two levels, totalling approx. 7,500 sq ft. overall. It provides extensive reception, showroom and stockroom facilities. It has for almost 50 years been operated successfully as a independent flooring and tiling specialists and is now only offered for sale due to our clients retirement. An viewing appointment is strongly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN RECEPTION/SHOWROOM (Approx. 700 sq ft) A well-appointed reception and showroom area with suspended ceiling, stairs to first floor and access through to:-

MAIN STOCKROOM/STORE FACILITY (Approx. 3,000 sq ft) With concrete flooring, fluorescent lighting, range of stock shelving and shutter security door to front car parking area together with separate rear fire exit.

SMALL STAFF KITCHEN TOILET.

FIRST FLOOR

LANDING

OFFICE (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

RECEPTION/OFFICE 2 (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

OFFICE 3 (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

WALK-IN STORAGE CUPBOARD

SECONDARY SHOWROOM (Approx. 1,000 sq ft) With carpet and commercial floor covering.

LADIES AND GENTS TOILETS

STOCKROOM/SHOWROOM (Approx. 2,000 sq ft) An extensive storage area with ancillary mezzanine storage level, fluorescent lighting and floor delivery hatch to ground floor store area.

OUTSIDE there is a car parking space for four cars.

SERVICES We understand that all main services are available.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE: FREEHOLD £300,000 SAV

ALTERNATIVELY Our client is willing to dispose of the business on a **LEASEHOLD BASIS**.

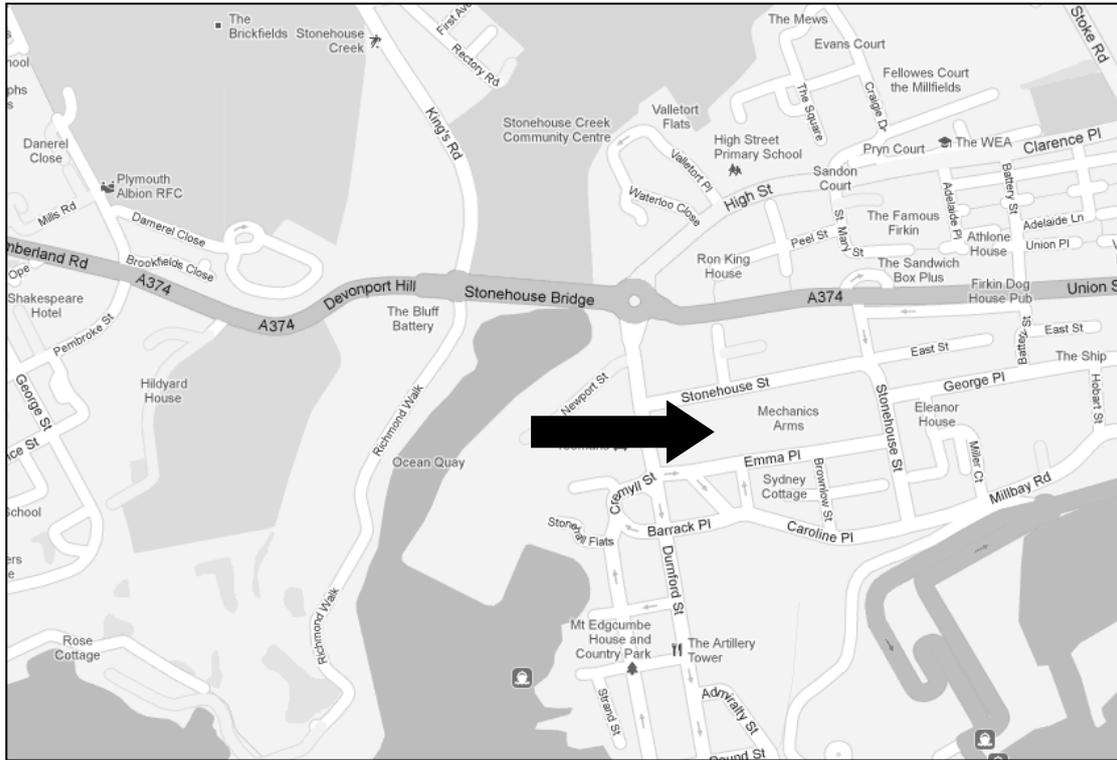
It would be offered with the benefit of a new lease for a period of 20 years and the commencing rental of £25,000 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for full repairing and insuring covenants. For fuller details please contact the agents.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate
Non-Domestic Building

HM Government

FT1 Renzi
26 Stonehouse Street
Plymouth
PL1 3PE

Certificate Reference Number:
0595-2665-9630-8000-2003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

80 This is how energy efficient the building is.

* Net zero CO₂ emissions

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	636
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ²):	62.1

Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
61	If typical of the existing stock