

# To Let



## **Units 5-8 Fish Quay**

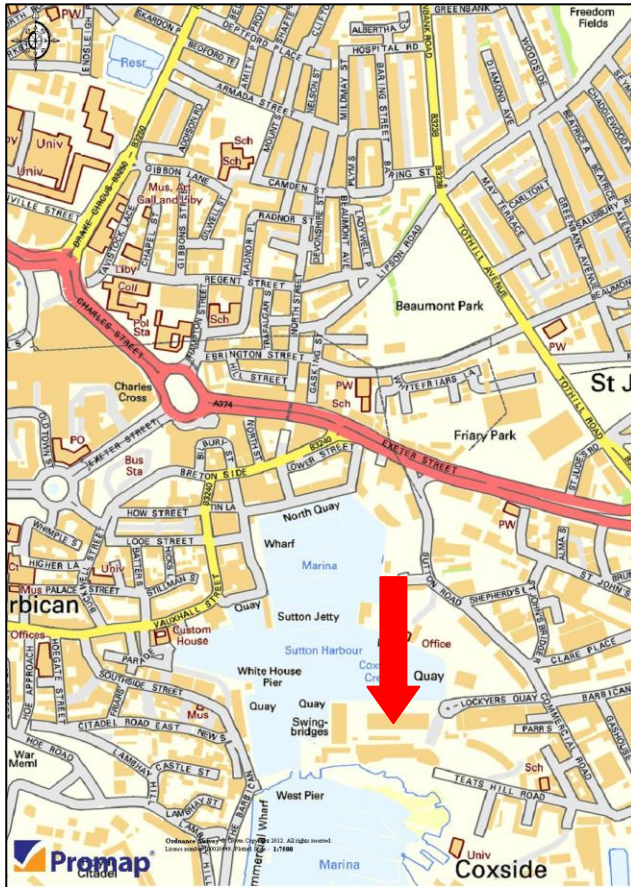
**Plymouth Fish Market  
Sutton Harbour  
Plymouth  
PL4 0LH**

**2,074 – 8,296 sq ft (192.7 – 770.7 sq m)**

Industrial / production units to let in a unique position adjacent to Plymouth commercial fish dock and the fish market. Available individually or as a whole.

## LOCATION

Accessed via Lockyers Quay Road, the units are located in Sutton Harbour, in a unique position adjacent to the Plymouth's commercial fishing quay and the fish market.



## DESCRIPTION

Mid terrace industrial / production units forming part of the fish quay. The units are located inside a fenced estate fronting the commercial fish quay with Sutton Harbour. Other units are occupied by business related to the fishing or maritime industries.

The premises are presently arranged as a single unit with interconnecting entrances, but can be easily reinstated as a single unit.

Units have 3 phase power, sodium lighting, roller shutter doors, washdown/drainage and 3.5 metre eaves. 3 parking spaces are available for each unit.

Units 5 & 6 contain an office element which is partitioned off from the main warehouse. Unit 6 contains WC facilities.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprise the following approximate dimensions and areas:-

From 2,074 – 8,296 sq ft (192.7 – 770.7 sq m)

All measurements are approximate Gross Internal Areas.

## TERMS & RENT

The premises are available by way of a new lease, duration to be agreed, at a commencing rent of £6.50 per sq ft per annum exclusive.

## PLANNING

We understand the premises currently have consent falling under Class B1, B2 and B8.

## BUSINESS RATES

We are informally advised by the valuation website that the premises are assessed for rating purposes as follows:-

### Units 5&6

Description: 'Workshop & Premises'  
Rateable Value: £21,000

### Units 7&8

Description: 'Store & Premises'  
Rateable Value: £19,500

## LEGAL COSTS

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

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



## ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## ENERGY PERFORMANCE CERTIFICATES

An EPC will be available shortly.

## SUBJECT TO CONTRACT

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## VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

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Ref DR/JAS/74319  
Date August 2012

