



For Sale

Former Non-Conformist Chapel, Wyndham Street East, Plymouth PL1 5HE

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Grade II Listed Former Chapel suitable for a
variety of uses (STP)

Ground and Lower Ground Floor
Accommodation with Rear Yard

Total Floor Area (Approx.): 488.50 sq m
(5,258 sq ft)

Guide Price: £250,000

Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West serving a population of approximately 250,000 inhabitants. The city is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible via the main A38 running through the heart of the city into Cornwall over the Tamar Bridge, or east to the M5 motorway at Exeter to Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail and ferry links to destinations nationally and European.

This Grade II Listed property fronts onto the north side of Wyndham Street East close to the junction with Stoke Road within the Stonehouse area of Plymouth, approximately 1 mile west of the city centre. Wyndham Square lies to the north of Union Street and south of North Road West within a mainly residential area characterised by substantial period terraced buildings, many of which have been converted into flats as well as a mix of local authority housing. The property is close to St. Peter's Church in Wyndham Square.

Accommodation

| | | |
|--------------------|-------------|-------------|
| Ground Floor | 244.25 sq m | 2,629 sq ft |
| Lower Ground Floor | 244.25 sq m | 2,629 sq ft |
| Total: | 488.50 sq m | 5,258 sq ft |

Tenure

The premises are available by way of a freehold purchase for which our clients are seeking offers in the region of £250,000.

Rateable Value

We understand that the property is not shown in 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

Energy Performance Certificate (EPC)

The property is listed and therefore does not need an EPC.



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: 10078



Plymouth Office

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