TO LET

Trinity House
3 Friars Lane, Barbican Plymouth PL1 2LG
1,724 ft² / 160 m²
Wonderful Grade II Listed property

Tel: 01752 222135
Email: enquiries@listers.uk.com
www.listers.uk.com
Location
The Barbican forms Plymouth’s historic waterfront, once a slum and now a chic mixture of shops, bars and restaurants amongst offices and housing of mixed tenure, with a smart marina and the National Marine Aquarium, hotels and the fish market.

Description
A Grade II Listed former merchant’s house of masonry construction with part rendered and part tile-hung elevations under a slate tiles roof with dormer windows and basement. Currently used as offices and suited to conversion to a single dwelling (stpp) or continued use as a fine headquarters office. There are toilets at basement and mezzanine first floor levels and a tea room at basement. At the ground floor rear is a small courtyard and at the front are two parking spaces.

Accommodation (NIA basis, rounded)
The accommodation is over 5 floors with a room either side of a central staircase:

<table>
<thead>
<tr>
<th>Floor</th>
<th>m²</th>
<th>ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>15</td>
<td>159</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>37</td>
<td>402</td>
</tr>
<tr>
<td>First Floor</td>
<td>39</td>
<td>418</td>
</tr>
<tr>
<td>Second Floor</td>
<td>41</td>
<td>440</td>
</tr>
<tr>
<td>Third Floor</td>
<td>28</td>
<td>305</td>
</tr>
<tr>
<td>TOTAL</td>
<td>160</td>
<td>1,724</td>
</tr>
</tbody>
</table>

Business Rates
Rateable Value 2010: £8,900
UBR multiplier 2015/16: 49.3p in the £

Terms of Availability
The property is available as a whole only, at an initial annual rent of £15,000, subject to contract.

Energy Performance
The property is Listed so has not been assessed for energy performance. Consideration may be given to a sale of the freehold with vacant possession.

Viewing
Strictly by appointment during office hours.