



**High Profile Office Suite with quasi medical consent**  
**2 Hyde Park Road, Plymouth PL3 4RJ**

### Summary

- Self Contained Office with D1 Consent (Health Care), which is now included in new Class E (STPP)
- High Profile Ground Floor Premises, formerly a Dental Surgery
- Alternative uses considered (subject to consents and title) excluding food & drink
- Allocated Parking for 2 vehicles, multiple bus services, walking distance to station
- Disabled accessible (suits public sector/charity users)

### Location

Enviably and highly prominent trading position, on the corner of Mannamead Road, Hyde Park Road and fronting Mutley Plain itself, adjacent to one of the main roads leading to/from the city centre.

### Description

The premises occupies the ground floor of an impressive end of terrace period property. The upper floors are self-contained and let to Spa Dental. Until recently, the ground floor was let as a doctor's surgery.

Our clients have recently bought the property and have carried out a number of refurbishment works to the exterior, including installation of new double-glazed windows. Internally, new Cat.6 data cabling is installed, new electric heaters and air conditioning units.

### Accommodation (approx) NIA

The premises offers versatile cellular accommodation, accessed off a central corridor comprising approx. 1,000 ft<sup>2</sup> / m<sup>2</sup> Entrance Vestibule, Waiting Room, 4 Treatment Rooms, Reception Area, Staff Room, Staff Kitchen, WC facilities.

### Services

Mains electricity and mains water & drainage are connected to the property. Super-fast broadband is available in this area. Future maintenance will be by way of a proportionate share of the external and common parts costs.



2 Hyde Park Road, Plymouth, PL3 4RJ

### Terms of Availability

Available on flexible leasehold terms from April 2022 at an annual rent of £20,000 excl., subject to contract and other terms. A long leasehold would also be considered.

### Energy Performance

The property has been awarded an EPC rating of E (largely due to air conditioning units).

### Use

The property is suited to D1 and Class E uses. The St Aubyn estate have restrictive user covenants in place on the premises so please check with the agents prior to making a journey to view.

### Business Rates

To be confirmed.

### Viewing and further information

By appointment weekdays during normal business hours via Listers on:  
01752 222135:

Listers Property Consultants Ltd, 16 Watson Place, Plymouth PL4 9QN  
[www.listers.uk.com](http://www.listers.uk.com)

Gareth Forrest  
[Gareth@listers.uk.com](mailto:Gareth@listers.uk.com)

Ifan Rhys-Jones  
[irj@listers.uk.com](mailto:irj@listers.uk.com)



#### MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them. All Rights Reserved. COPYRIGHT LISTERS Ltd 2022.

Registered in England Company Number: 8473324 VAT no: 159 0357 01