

# FOR SALE

## MOUNT WISE HOUSE & GEORGE HOUSE DEVELOPMENT SITE

FREEHOLD (as a whole or in two lots)

Investment / Refurbishment /  
New Build Development Opportunity  
with existing rental income and 52 car spaces

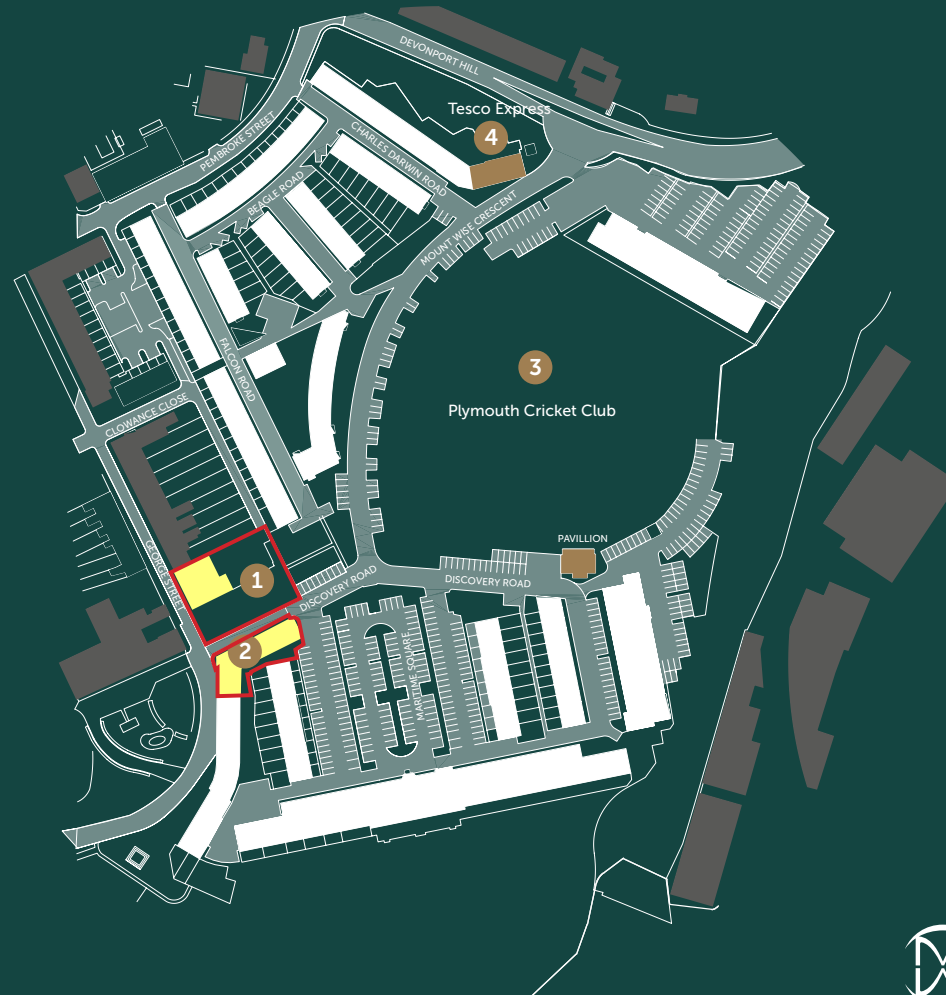


AN AWARD WINNING RESIDENTIAL LED

# WATERFRONT REGENERATION PROJECT

- 1 Mount Wise House ( Lot 1 )
- 2 George House Development Site ( Lot 2 )
- 3 Plymouth Cricket Club
- 4 Tesco Express

Mount Wise Residential Blocks



**FOR SALE** (as a whole or in two lots)

## SUMMARY

**Mount Wise is a 28 acre residential led waterfront development which has largely been completed and has extensive mature grounds, a Tesco Express and is home to Plymouth Cricket Club.**

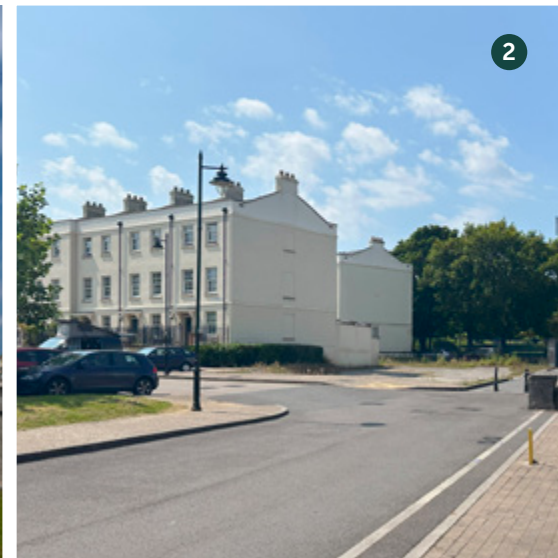
Mount Wise House is a Grade II listed former naval residence which has been converted to office use. Currently it is part let to 9 commercial tenants and is producing a gross income of just over £78,500 per annum.

The site known as George House is a cleared development opportunity opposite Mount Wise House with an expired planning consent for a new three storey office building.

Parking for both is located in the Admiralty Square car park. There are 52 car spaces in total with 35 allocated to Mount Wise House and 17 to the George House development site.

The building and site are available for sale freehold as a whole or separately with the parking spaces in Admiralty Square. Both have potential for alternative uses subject to planning.

- 1 Mount Wise House ( Lot 1 )**
- 2 George House Development Site ( Lot 2 )**





LOT 1

# MOUNT WISE HOUSE



**FOR SALE** (as a whole or in two lots)

## LOT 1

# MOUNT WISE HOUSE

**Mount Wise House is a three storey Georgian Grade II listed building with mezzanine floors, a basement and mansard.**

Built between 1808 to 1810 it was a former Officers Residence to support the Governor of Plymouth and more recently the Port Admiral who resided in Admiralty House which is located at the south side of Admiralty Square.

It has a Georgian stucco elevation under a dry slate hipped roof sitting behind a parapet. The front elevation has six sash windows per floor with the ground floor having an impressive double entrance door and porch off the grassed area in front.

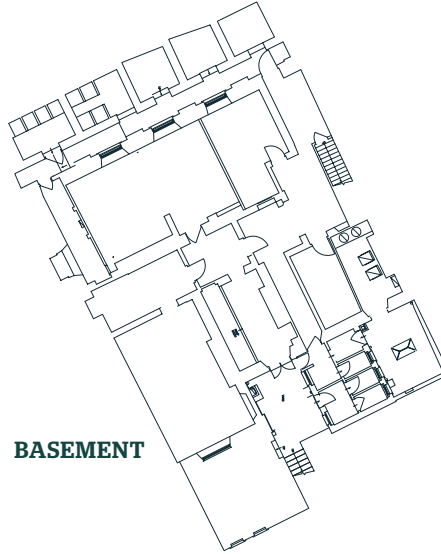
There is a five window return frontage and a separate entrance on the George Street elevation. The two stair cores provide flexibility of occupation.

There is an area and building adjacent to Mount Wise House that has development potential subject to planning.

### Parking

Parking for Mount Wise House is in Admiralty Square which has an attractive block paved surface.

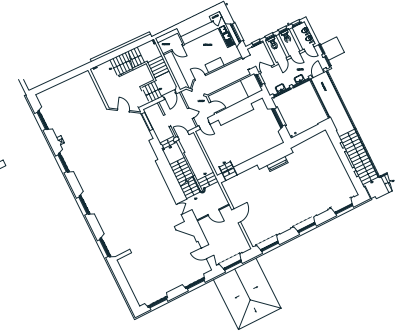
The parking is separated from the building and accessed via Mount Wise Crescent which runs alongside the cricket pitch. There are 35 car spaces allocated to Mount Wise House.



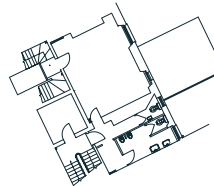
**BASEMENT**



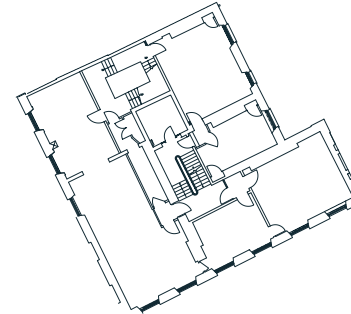
**GROUND FLOOR PLAN**



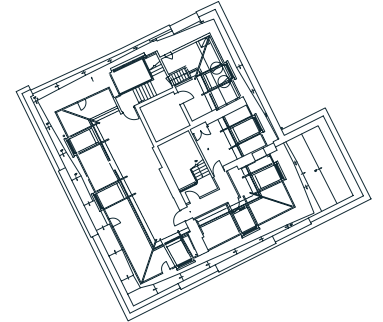
**FIRST FLOOR PLAN**



**FIRST MEZZANINE**



**SECOND FLOOR PLAN  
including Mezzanine**



**THIRD FLOOR PLAN**

**ALL PLANS ARE NOT TO SCALE**

MOUNT WISE HOUSE & GEORGE HOUSE DEVELOPMENT SITE

# MOUNT WISE HOUSE

## Elevations



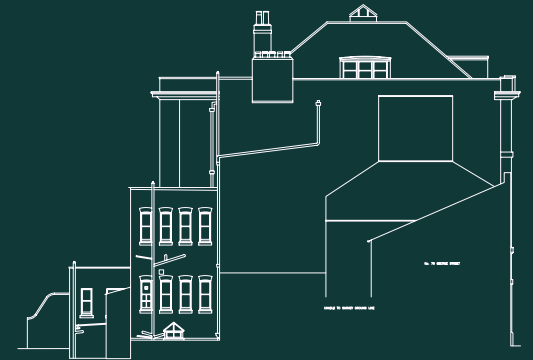
**SOUTH EAST ELEVATION**



**NORTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



**NORTH WEST ELEVATION**

**FOR SALE** (as a whole or in two lots)

# MOUNT WISE HOUSE

## Accommodation and Tenancy Schedule

Mount Wise House comprises areas measured on a net internal basis, please see table opposite.

The offices are let on a number of flexible leases which are contracted out of the security of tenure provisions of the Landlord and Tenant Act with lease expiries from December 2024 to 2029 and incorporating mutual break options of between 3 and 6 months.

7 car spaces are let with the leases at £450 pa ( included in the rent ).

There are 13 tenancies occupying 4,773 sq ft which is an occupancy rate of 72%.

The rents are all inclusive of running costs and average £16.45 psf. The building running costs were £33,200 in 2023.

## Services

We are advised that all main services are connected to Mount Wise House. The heating system is gas – fired with perimeter radiators. We have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

✿ **Rent: All inclusive exc.business rates**

FLOOR	ROOM NO.	TENANT	AREA (sq m)	AREA (sq ft)	RENT £pae ✿
Ground Floor	G18	Altitude Design Ltd	40.78	439	£8,538.41
Ground Floor	G2	Patrick James & Co (SW) Ltd	19.04	205	£5,575.00
Ground Floor	G13 / Office Area	MWLL	36.14	389	£3,600.00
Ground Floor	G3/G4/G5	Mount Wise ( Devon ) Ltd	39.58	426	
First Floor	F11 / F12	Lyn Capon	22.02	237	£5,235.90
First Floor	F2A / F9 / Between F2A & F9	Gavin Jones Consultancy Ltd	68.00	732	£15,564.15
First Floor	F2	National Autistic Society	69.49	748	£13,299.60
First Floor Mezzanine	S15	VACANT	28.34	305	
First Floor Mezzanine	S11	Mount Wise ( Devon ) Ltd Store	7.15	77	
Second Floor	S2 / Store	Owen Jones	30.66	330	£6,027.41
Second Floor	S4 / S7	Tamar HR Ltd	93.74	1,009	£17,202.02
Second Floor	S3	The Supply Register Limited	16.82	181	£3,484.25
Second Floor Mezzanine	M3 / M3A	VACANT	28.34	305	
Second Floor Mezzanine	M2	VACANT	16.82	181	
Second Floor Mezzanine	M1	VACANT	7.15	77	
Third Floor	T3	VACANT	61.13	658	
Third Floor	T2	VACANT	20.90	225	
Third Floor	T4	VACANT	13.47	145	
Basement		Storage			
TOTAL AREAS			619.57 sq m	6,669 sq ft	£78,526.74



# MOUNT WISE HOUSE

**FOR SALE** (as a whole or in two lots)







**OUTSTANDING LOCATION**

MOUNT WISE HOUSE & GEORGE HOUSE DEVELOPMENT SITE



LOT 2

# GEORGE HOUSE DEVELOPMENT SITE



**FOR SALE** (as a whole or in two lots)

# GEORGE HOUSE DEVELOPMENT SITE

This is opposite Mount Wise House.

The former building has been demolished and it is now a cleared development site. It had planning consent for a 3 storey self – contained new office building with Georgian style elevations. The consent envisaged circa 12,000 sq ft NIA of new Grade A offices: See opposite:

The site is immediately adjacent to an earlier phase of residential development that is fully occupied.

## Parking

Parking for both Mount Wise House and the George House development site is in Admiralty Square which has an attractive block paved surface.

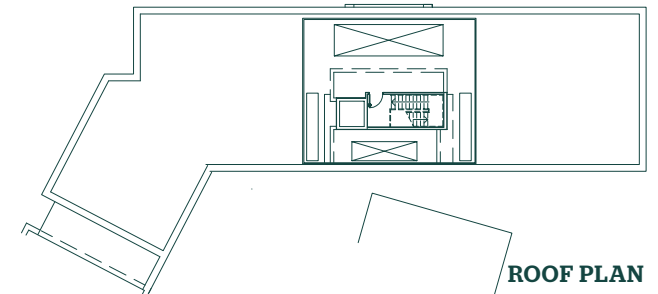
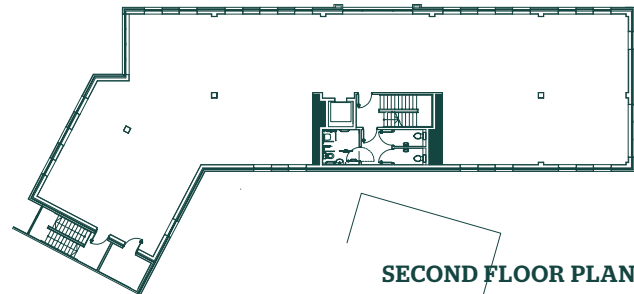
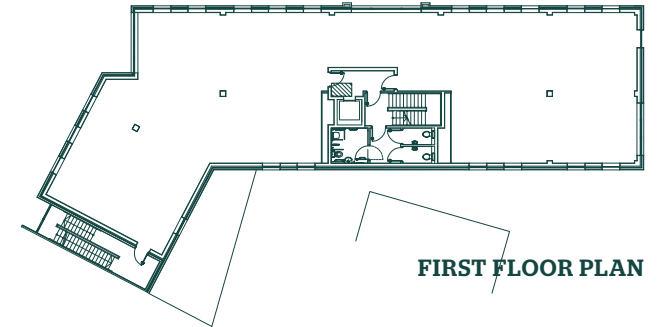
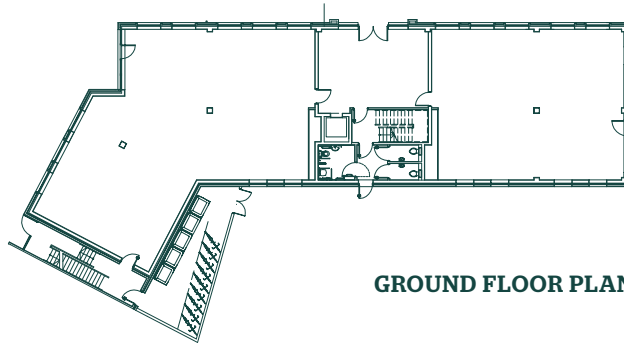
The commercial parking is separated from the buildings and is accessed via Mount Wise Crescent around the cricket ground. There are 17 car spaces allocated the George House Development site.

## Services

There are mains services running in the footpath/roadway adjacent to the George House development site which can be connected into.

## INDICATIVE SCHEME

### FLOOR PLANS FROM PREVIOUSLY CONSENTED OFFICE SCHEME NTS



# GEORGE HOUSE DEVELOPMENT SITE - INDICATIVE RESIDENTIAL SCHEME

## Elevations



**NORTH ELEVATION**



**DEVELOPMENT SITE**

**FOR SALE** (as a whole or in two lots)





**SOUTH ELEVATION (COURTYARD)**







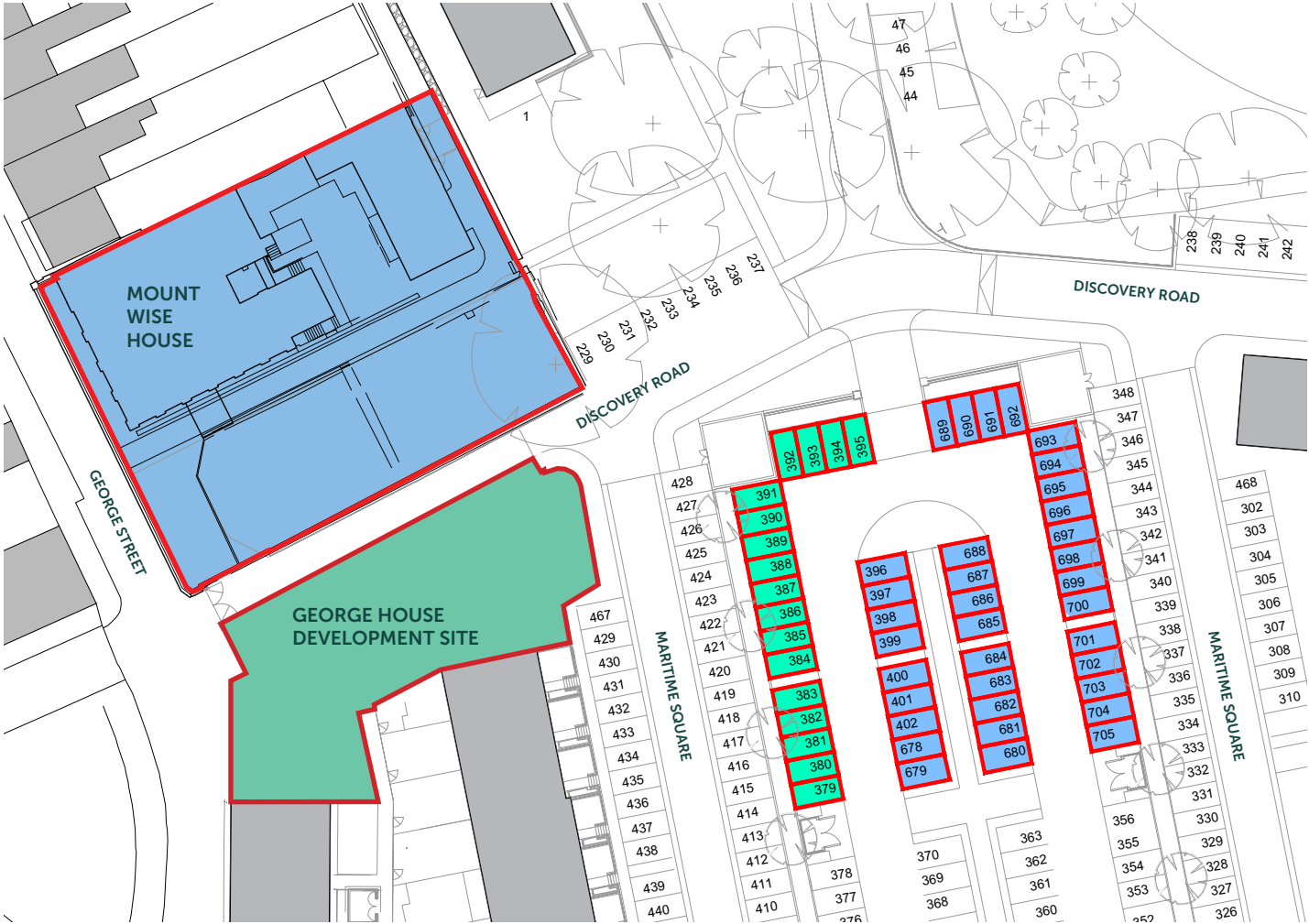
# HISTORIC SETTING

MOUNT WISE HOUSE & GEORGE HOUSE DEVELOPMENT SITE

# SITE PLAN NTS

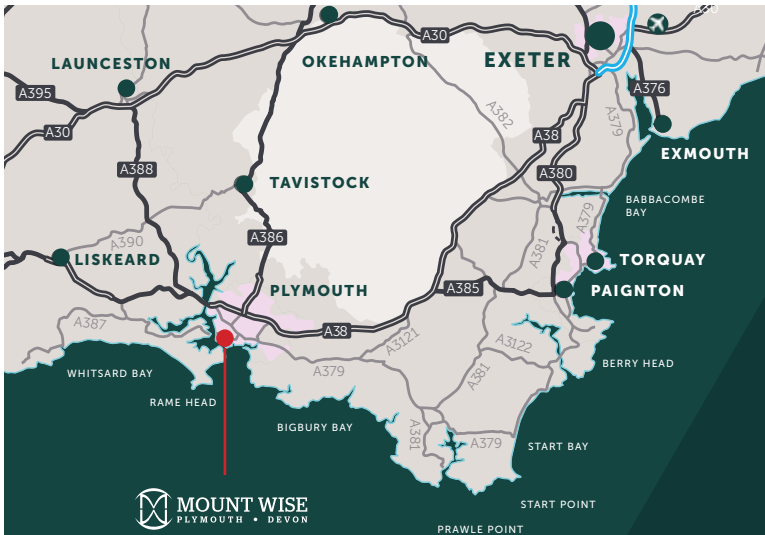
 Mount Wise House  
(excluding allocated parking bays)  
= 1481.2sqm

 George House Development Site  
(excluding allocated parking bays)  
= 677.7sqm



**FOR SALE** (as a whole or in two lots)





## DIRECTIONS - POSTCODE PL1 4QU

From Exeter and the M5, follow the A38 towards Plymouth. Take the A386 slip road, signposted for the A374, City Centre, Tavistock, and Torpoint.

At the Manadon Roundabout, take the second exit and merge onto Outland Road (A386). Continue for about one and a half miles, then keep right to stay on Outland Road, which becomes the A3064.

Take a slight left onto Milehouse Road (B3396). At the next roundabout, go straight onto Devonport Road. After approximately half a mile, continue through the traffic lights onto Kings Road.

At the roundabout, take the third exit onto Devonport Hill (A374). After about a quarter of a mile, turn left into the Mount Wise development



MOUNT WISE HOUSE & GEORGE HOUSE DEVELOPMENT SITE



**FOR SALE** (as a whole or in two lots)

# INFORMATION

## Terms

Mount Wise House and the George House Development Site are offered for sale as a whole or in two separate lots.

For details of quoting terms contact the agents.

## Planning

Mount Wise House and George House Development Site are located within the Devonport Conservation Area. The overall site benefits from an outline planning permission for a residential led mixed – use redevelopment ( Ref: 06/01646/OUT ) under which a number of reserved and other full planning applications have been granted.

Under the same consent Mount Wise House has planning consent for office use and likewise the George House Development Site had planning consent for a new office development (followed by two reserved matters consents) but that consent has now expired.

A more detailed planning summary is available from the agents.

Interested parties should make their own enquiries to the Planning Department of Plymouth City Council.

Tel: 01752 304366 or  
email: [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk)

## Estate Service Charge

There is an estate service charge for Mount Wise payable proportionately by all residential homeowners and commercial occupiers of circa £0.50 per sq ft. Mount Wise House in its existing use will contribute on the basis of its net internal floor area (excluding the basement). The George House Development Site will be assessed for its contribution once future development has been completed and the built area can be determined.

## Business Rates

There are a number of rating assessments for Mount Wise House. For further details contact the agents.

Interested parties can make their own enquiries to Plymouth City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessments. [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate

There is a new EPC for Mount Wise House which is rated at E. The certificate is available on request from the Agent.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

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

It is envisaged that Mount Wise House can be sold as a TOGC.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Further Information

There is a data room with further information on the leases, planning, drawings etc. For access contact the agents.

## FURTHER INFORMATION

Viewing strictly by appointment only with the agent:



**Andrew Pearce**  
07971 278386  
andrew@pearceproperty.com



**MOUNT WISE**  
PLYMOUTH • DEVON

# FOR SALE

**MOUNT WISE HOUSE &  
GEORGE HOUSE DEVELOPMENT SITE**  
FREEHOLD (as a whole or in two lots)

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER COPYRIGHT  
© Pearce Property Consultants. All rights reserved. No part of this  
document may be reproduced or transmitted in any form or by any  
means without prior written consent of Pearce Property Consultants.