



To Let/For Sale

£55,000 pax
£400,000 OIEO

Bodyshop Cattedown Road, Plymouth PL4 0PL

16,898 Sq Ft
(1,569.8 Sq M)

Summary

- Detached industrial unit
- Secure yard
- Central Plymouth
- Easy access to the A38

Location:

The property occupies a corner position on Cattedown Road between Alvington Street and Tresillian Street. There is easy access to Gdynia Way and in turn the A38.

Description:

The property comprises a detached industrial unit with a yard to the rear. The rear part of the building is an open warehouse space with a north light roof and a roller shutter that opens onto the yard. There is a toilet block and staff kitchen in the warehouse. To the front of the property there is another smaller warehouse area with a mezzanine, which can be accessed via a roller shutter from the front of the property, and then another roller shutter that leads into the main warehouse space. Along the front of the property there are also two storeys of office / storage space, as well as another roller shutter. Additionally, there is a fourth roller shutter to the side of the property.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Minimum eaves height - 5.29m

Maximum eaves height - 8.16m

	sq m	sq ft
Ground floor	1,477	15,898
First floor	92.9	1,000
Second floor	121	1,302
Total	1,569.8	16,898

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £49,750. Therefore making the approximate Rates Payable £24,825 per annum for 2022/23. Interested parties are advised to confirm the rating liability with Plymouth City Council.

Terms:

The premises are available by way of a new full repairing and insuring lease. Alternatively the long leasehold can be purchased. The lease is for a period of 99 years, commencing on 21st February 1953 and

therefore expiring on 20th February 2052. The ground rent is £120 pa. Offers will be considered for the long leasehold interest.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

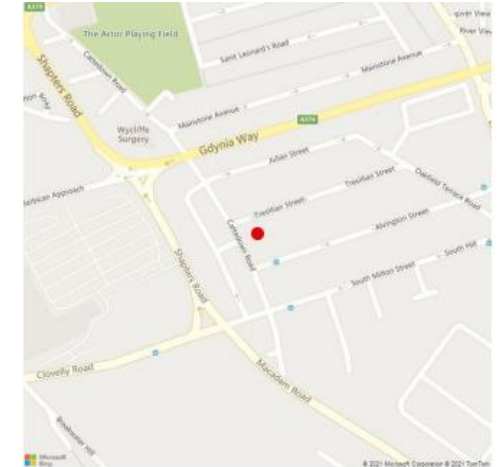
The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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