

# **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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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refert view elasing business premises could for the trans of the code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refert view and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for siguidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

