



For Sale

Guide price £625,000

Seventrees Clinic, Baring Street, Plymouth,
Devon, PL4 8NF

6,498 Sq Ft
(603.7 Sq M)

Summary

- Dental Access Centre not included
- Planning permission granted for conversion to 10 self contained supported living units
- Excellent on site car parking
- Central Plymouth

Location:

The property is located on the corner of Baring Street and Greenbank Road with access from an entrance on Baring Street. The property is directly opposite Beaumont Park and is a short walk to the city centre, Plymouth University and Plymouth Train Station.

Description:

The property comprises a former healthcare clinic and is arranged over three floors. It is mostly split into consulting rooms.

It is located on the northern part of the site, with the Dental Access Centre to the south. Externally the site includes a number of existing parking spaces, along with some landscaped areas, with the site area totalling approximately 0.602 acres. There will be a right of way to access and exit the site over the land that will be retained by the vendor.

A utility report, phase 1 environmental review and asbestos survey have been undertaken and are available to interested parties.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The measurements are taken from plans provided on a net internal basis.

	sq m	sq ft
Ground floor	361.33	3,889
First floor	159.09	1,712
Second floor	83.25	896
Total	603.7	6,498

Site area - approx 0.602 acres

Services:

We understand electricity and drainage are connected to the property. A new water supply has been supplied to the property but this needs to be connected internally by the purchaser. The services have not been tested by the agents and interested parties should make their own enquiries.

EPC / MEES:

To follow.

Planning:

The property has planning permission for the conversion to 10 self contained supported living units with ancillary staff facilities for occupation by adults with learning disabilities and/or on the autism spectrum. This also includes a small extension. The planning application reference is 23/00211/FUL.

The previous use of the property was for a clinical use (D1) and therefore the property now benefits from being an E class use.

Business rates:

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available. Overage and clawback provisions will apply.

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:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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