



**To Let**

£200,000 pax

1 Barbican Approach, Plymouth, PL4 0LG

25,641 Sq Ft  
(2,382 Sq M)

# Summary

- Former car showroom
- Central Plymouth
- Prominent corner site
- Secure parking for 135 vehicles
- Close to Barbican Leisure Park

## Location:

The property is located in the Cattedown area of Plymouth which is within close proximity to the City Centre as well as road connections into the city. Gydna Way is near by therefore providing access to the A38 at Marsh Mills. The property is close to the Barbican Leisure Park which has a Vue Cinema and restaurant complex. Cattedown also houses a number of trade counter users.

## Description:

The premises comprise a former Vauxhall dealership which is finished to a high standard. The site comprises a showroom with glazed frontage to Commercial Road along with a forecourt area. There are first floor offices and staff facilities along with a 9 bay workshop to the rear of the property. Between the showroom and the workshop is an additional workshop area housing 3 bays. To the rear of the site is a storage unit. Externally the site is securely fenced and can be accessed from either Commercial Road or Barbican Approach. There is parking for 135 vehicles.

## Accommodation:

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

	sq m	sq ft
<b>Showroom</b>	497.30	5,353
<b>First floor offices</b>	138.60	1,492
<b>Workshop</b>	927.80	9,987
<b>Parts area</b>	238.40	2,566
<b>Parts mezzanine</b>	152.30	1,639
<b>Rear shed</b>	427.70	4,604
<b>Total</b>	<b>2,382</b>	<b>25,641</b>

**Site area** 1.67 acres

## 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:

E - 114

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £216,000. Therefore making the approximate Rates Payable £110,592 per annum for 2023/24.

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

## Terms:

The property is currently held on a lease expiring in December 2031. The property is available by way of a new sub lease which will be contracted outside of the Landlord & Tenant Act 1954.

## Legal fees:

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

## VAT:

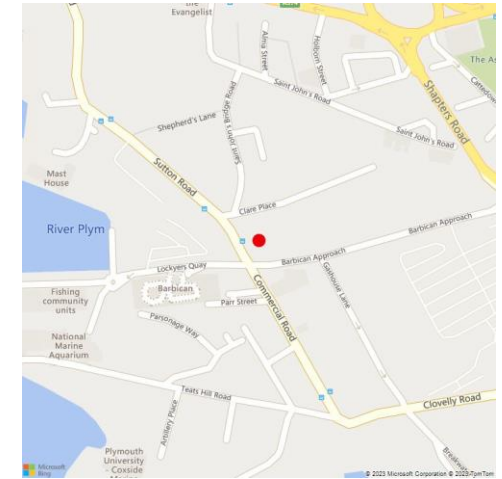
All figures quoted are exclusive of VAT if applicable.

## 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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