



# To Let

Chaddlewood Garages,  
251 Ridgeway, Plympton,  
Plymouth, PL7 1AJ

Prominent main road retail showroom and  
rear workshops/Store

100 parking spaces

Ground floor area 846.9 sqm (9117 sq ft)  
First floor area – 173.5 (1868 sq ft)

May consider splitting

Rent on application

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

The property is located in Ridgeway, Plympton, Plymouth, which is located around 5 miles north-east from the city centre of Plymouth, close to the A38 at its Deep Lane junction. Prominently located on the Ridgeway (formerly the main road between Plymouth & Exeter) the premises benefit from good road communications, being situated on the A38 trunk road which links directly onto the A30 and M5 motorway.

The Ridgeway runs directly from East to West Plympton running through the commercial and retail centre of Plympton. Plympton is characterised by large privately owned housing estates along with several large clusters of industrial employment which have considerably expanded over the past 20 years.

Chaddlewood garage is a flexible building that provides an exciting opportunity for a variety of different uses. Currently the building is configured as a front car showroom leading directly into workshops beyond. There are two separate workshops to the rear of the showroom on slightly different levels. To the front of the building there is a first-floor level which is accessed via a front and rear staircase.

The unit is constructed out of a steel portal frame with steel cladding externally and a profile steel roof. This provides any future occupier with the opportunity to reconfigure the space to fit their needs.

Externally there are circa 100 parking spaces around the perimeter of the estate.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Showroom & Store	181.5 sq m	1954 sq ft
Workshop 1	322.9 sqm	3476 sq ft
Workshop 2	358.97sq m	3864 sq ft
First Floor	173.5 sq m	1868 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. Rent on application.

Alternatively, our client may consider splitting the unit. Please contact the marketing agents to discuss your requirements.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £50,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D93.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14174 (November 2022)



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

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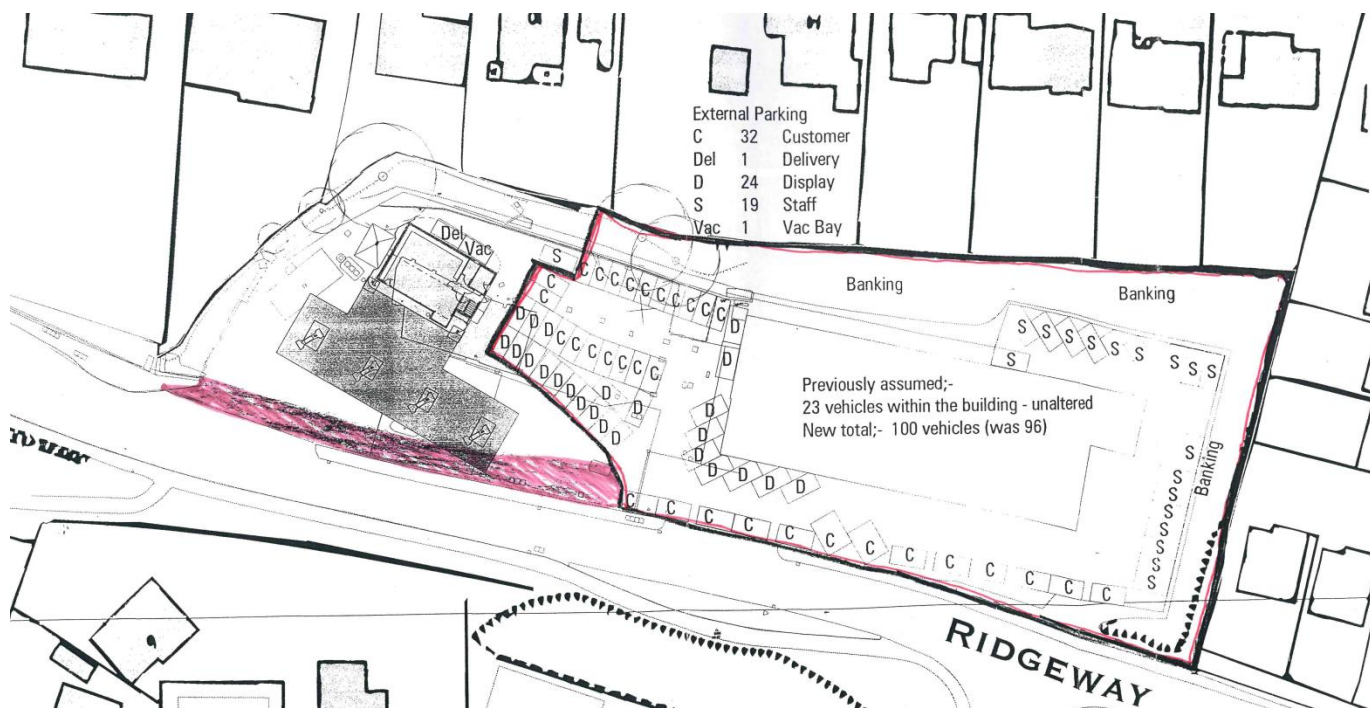




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