

For Sale

29 Bretonside, Plymouth PL4 0BB

565 sq m (6,084 sq ft) with yard/parking area

- Investment / development opportunity
- Site area of 0.08 hectares (0.20 acres)
- Let to HM Government on a new five year lease at £35,000 p.a.
- Close to the harbour
- City centre location
- Surrounding hotel, residential, retail and leisure uses



Location

The property is located on a corner plot in Plymouth city centre in the Barbican leisure and residential district.

Plymouth is a coastal port located on the South Devon coast at the mouth of the River Tamar and the River Plym. The city is the second largest commercial centre in the south west of England after Bristol.

Plymouth is located approximately 244 miles south west of London, 120 miles south west of Bristol and 45 miles south west of Exeter.

Description

The property comprises a detached commercial warehouse with associated office accommodation. The building is predominately single storey with a two storey section to the rear and has brick elevations with a pitched metal profile roof to the garage section and a flat roof to the remainder.

To the rear, there is a secure compound with brick wall and steel perimeter fencing and access gate. There is a roller shutter door to the rear measuring 5.9m wide x 3.7m high. The eaves height is 4.80m.

The building is currently used by the Home Office for vehicle storage and offices. Approximately 10 cars can be stored on the ground floor and seven cars within the compound.

Accommodation

(All dimensions and areas are calculated on an RICS gross internal basis).

Area	Sq m	Sq ft
Ground Floor	330.45	3,557
Lower Level	200.57	2,159
First Floor	34.20	368
Total	565.22	6,084

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Tenure & Terms

The property is held long leasehold expiring 23 June 2056 at a ground rent of £150 p.a. The freeholder is Plymouth City Council. The property is to be let to HM Government on a new five year lease at a rent of £35,000 p.a. as from 1 April 2021.

Guide Price

The guide price for the long leasehold interest with the benefit of the new lease to HM Government is offers in excess of £500,000.

Planning

The property is currently used as a warehouse. Prospective purchasers should make their own enquiries with Plymouth City Council on www.plymouth.gov.uk.

VAT

The sale will be a TOGC therefore no VAT will be chargeable on the purchase price.

Legal Costs

Each party to bear their own costs in connection with the disposal of the long leasehold interest.

Energy Performance Certificate

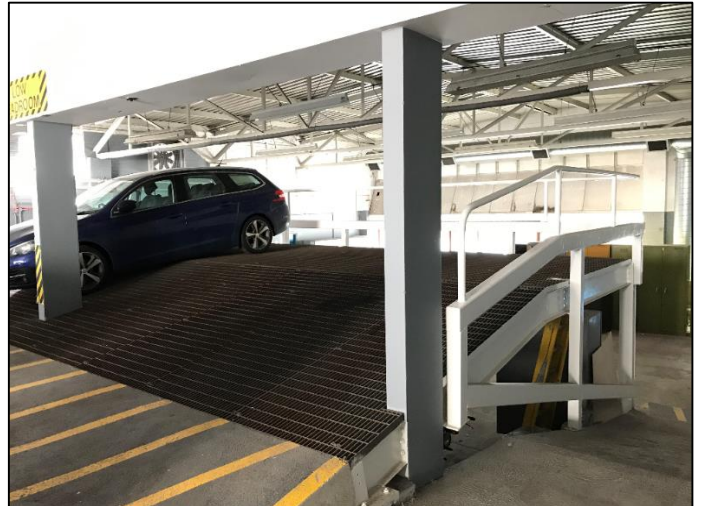
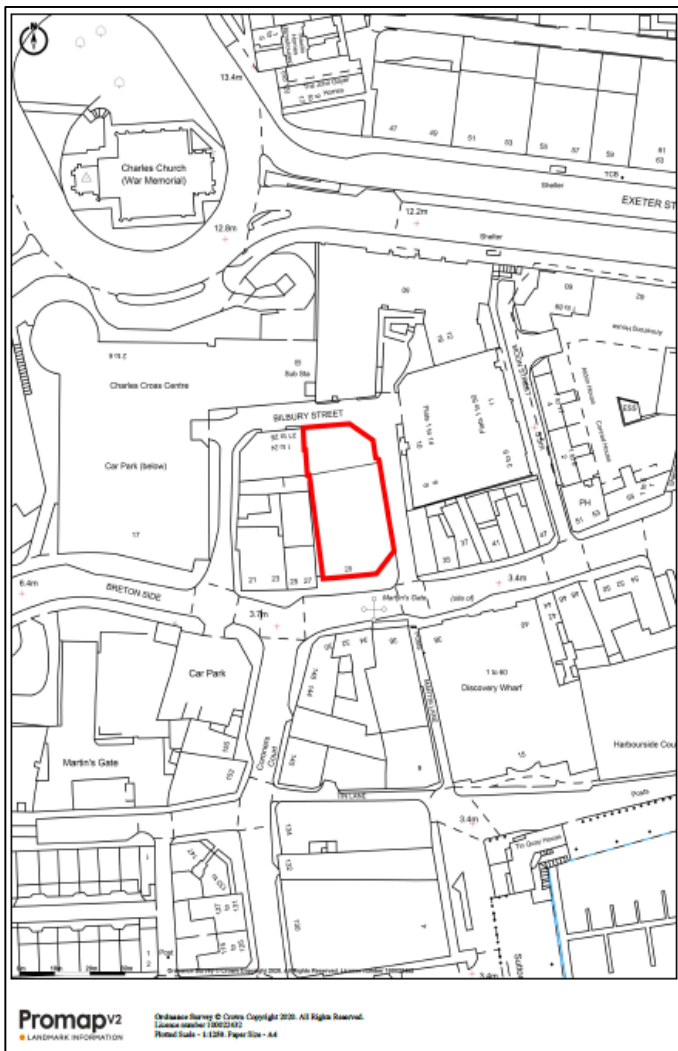
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Rateable Value

We are advised by the Valuation Office Agency that the property has a rateable value of £16,750.

Asbestos

A copy of the Asbestos Management Survey can be provided on request.



Viewing and Further Information

By appointment with:

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