

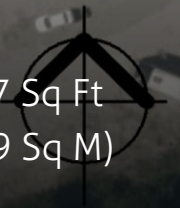


For Sale

£530,000

Unit 20, Walkham Business Park, Burrington Way,
Plymouth, Devon PL5 3LS

3,637 Sq Ft
(337.9 Sq M)



0 25 m 50 m

Summary

- Industrial investment
- Majority let for 10 years
- Rental income of £36,000 pa
- Redevelopment potential (STP and lease terms)
- NIY - 6.48%

Location:

The property is located on Pilgrims Avenue which is accessed from Burrington Way, the main spine road for the Burrington Estate.

Description:

The property comprises a scaffolding yard with a porta cabin office and a small unit which will be subject to a new lease upon completion of the sale.

The adjoining unit is currently let to a vehicle MOT / repair company.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Office	94.43	1,016
Unit	80.11	862
Vehicle repair unit	163.39	1,759
Site area	0.462	Acres

Services:

We understand that mains electricity, water and drainage are connected to the scaffolding yard. We understand that only mains electricity is connected to the vehicle repair unit. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited

Business rates:

Jack Stoneman Scaffolding Ltd - From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £39,250. Therefore making the approximate Rates Payable £19,586 per annum for 2022/23.

Vehicle Repair Unit – Interested parties are advised to confirm the rating liability with Plymouth City Council.

Terms:

The freehold of the two properties is available subject to the following leases which will commence upon completion of the sale.

Jack Stoneman Scaffolding Ltd - will be let on a 10 year full repairing and insuring lease with 5 yearly upward only rent reviews at a rent of £24,000 per annum.

Vehicle Repair Unit - will be let on a 5 year full repairing and insuring lease in the name of Devon Customs at a rent of £12,000 per annum.

Legal fees:

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

Money laundering:

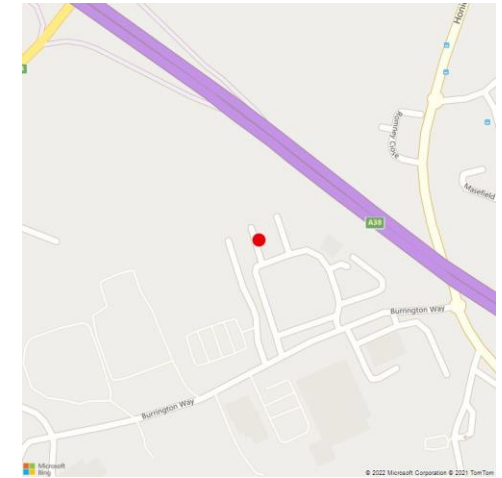
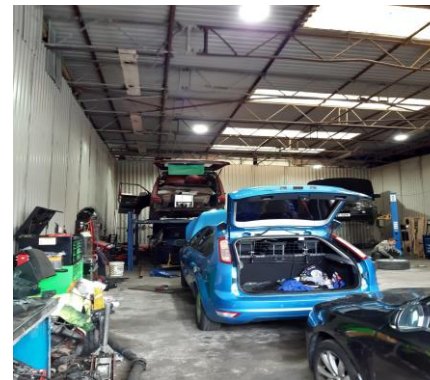
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property is registered for VAT and therefore VAT will be payable on the purchase price.

Further information and viewings:

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



CONTACT THE AGENT

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📍 Plymouth Office

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