

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£265,000

22 Church Road, Plympton, Plymouth, Devon, PL7 1NH

2,749 Sq Ft
(255.4 Sq M)

Summary

- Freehold industrial unit
- Currently a vehicle workshop
- Prominent corner location
- May suit residential (STPP)

Location:

The property is located in Plympton St Maurice on the corner of Church Road and George Lane.

Description:

Comprising of a corner sited workshop with sliding door access to the front. Internally the property is mainly open plan with an office, kitchen and toilet area to the rear. Externally there is a small courtyard area to the rear of the property. The property is currently used as a vehicle workshop, but will be vacant upon completion. The neighbouring property has been converted to residential, which may be an option for this property (STPP).

Accommodation:

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

	sq m	sq ft
Total	255.4	2,749

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:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,200, therefore making the approximate Rates Payable £3,593 per annum for 2024/25.

[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.

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.

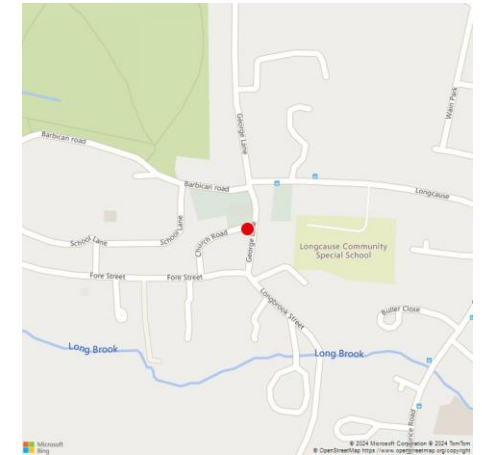
Code for leasing business

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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