

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.

<u>Contact</u> 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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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to vikeasingbusinesspremises could for furcher information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only fo guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in thi loyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

