



**For Sale**

£90,000

Rear of 205 Embankment Road, Plymouth, Devon, PL4 9JQ

558 Sq Ft  
(51.8 Sq M)

# Summary

- Industrial garage
- Long established motor trade use
- Central location
- Three phase electrical supply
- Freehold available

## Location:

The property occupies a mid terrace position just off Embankment Road, with vehicular access from Lucas Terrace, both of which are accessed from Commercial Road. It is well located close to the established commercial district of Cattedown and lies within easy reach of Plymouth City Centre with convenient access onto Embankment Road leading to the A38 at Marsh Mills.

## Description:

The garage has a long established motor trade use and benefits from roller shutter door with separate personnel door, small mezzanine office, and rear access door providing access to the roof.

## Accommodation:

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

	sq m	sq ft
Ground floor	47.65	513
Mezzanine office	4.19	45
<b>Total</b>	<b>51.84</b>	<b>558</b>

## Services:

We understand that mains three phase 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:

Not required as the property has no heating or cooling.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,500, therefore making the approximate Rates Payable £3,244 per annum for 2025/26. From 1<sup>st</sup> April 2026 then the Rateable Value will be £5,100, therefore making the approximate Rates Payable £2,203 per annum for 2026/27.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[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, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## VAT:

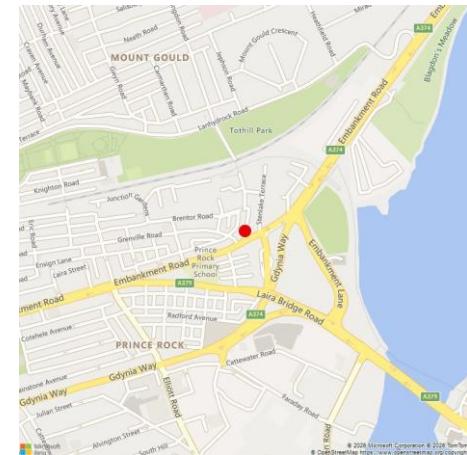
The property is not elected for VAT and will therefore not be payable on the purchase price.

## 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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