



For Sale

£650,000

Former Hire Station, Brunswick Road, Plymouth,
Devon, PL4 0NP

6,431 Sq Ft
(597.4 Sq M)

Summary

- Prominent trade counter / industrial unit
- Large yard / parking area - some secured
- Central Plymouth
- Freehold available
- £650,000

Location:

The property is situated on Brunswick Road, within the established Cattedown industrial area approximately 1 mile to the east of Plymouth city centre. The surrounding area comprises a range of industrial, trade counter, warehouse and commercial occupiers, benefiting from a well-established commercial environment.

The property is conveniently located with good access to the A374 Exeter Street and Gdynia Way, providing direct links to the A38 Devon Expressway and the wider regional road network. Plymouth city centre, the ferry port and Plymouth railway station are all within a short drive, making the location well suited to a range of industrial, warehouse, trade counter and distribution occupiers.

Description:

The property was most recently occupied as a trade counter premises and provides a combination of retail, office and warehouse accommodation.

To the front of the property is a trade counter/showroom area together with a separate store room. Beyond this is a central corridor providing

access to a number of partitioned offices, kitchen and WC facilities. The warehouse can be accessed from both the corridor and the trade counter area, providing open storage/workspace with an eaves height of approximately 3.8m.

The warehouse benefits from two roller shutter loading doors. One provides access to the rear service road, whilst the second opens onto a secure palisade-fenced yard.

Externally, the property benefits from a generous forecourt providing parking and loading together with a secure palisade-fenced area. The open parking area could readily be enclosed by a purchaser to create an additional secure external storage or operational yard, subject to any necessary consents.

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
Trade Counter	93	1,001
Offices and Workshop	504.5	5,431
Total	597.4	6,431

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:

D (87)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £71,500. Therefore making the

approximate Rates Payable £34,320 per annum for 2026/27. 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:

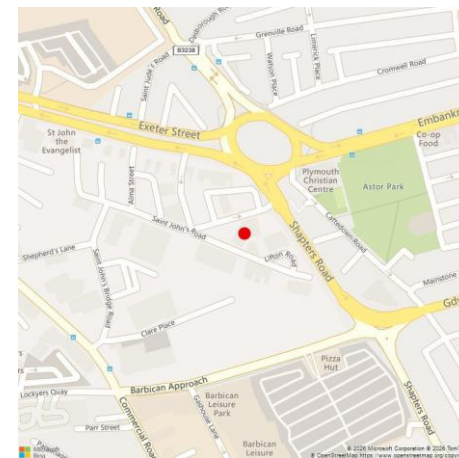
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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