Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

£180,000

41 - 42 St. Johns Road, Cattedown, Plymouth, Devon, PL4 0PA

3,018 Sq Ft
(280.4 Sq M)

Summary

- Industrial investment opportunity
- 5 year lease from February 2026
- Established industrial location
- Reversionary potential
- Income of £13,000 pax
- £180,000 for the freehold

Location:

The property is situated on St Johns Road within the established Cattedown industrial area of Plymouth, approximately 1 mile east of the city centre.

The surrounding area is predominantly commercial in character and accommodates a range of industrial, trade counter, warehouse and other business occupiers. St Johns Road provides access to the wider Cattedown area and links with Embankment Road (A374), which provides convenient access to the A38 Devon Expressway at Marsh Mills.

The A38 provides Plymouth's principal road connection, linking with Exeter and the M5 to the east and Cornwall to the west. Plymouth city centre, Sutton Harbour and the city's principal amenities are also within a short distance of the property.

Description:

The property comprises an end of terrace two storey industrial premises with roller shutter door and separate pedestrian access to a trade counter area, with ancillary office and storage areas together with a staff kitchen on the ground floor. The first floor is open plan storage together with staff WC facilities.

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	137.61	1,481
First floor	142.73	1,536
Total	280.4	3,018

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:

E (102)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £16,000. Therefore making the approximate Rates Payable £6,912 per annum for 2026/27. The tenant is responsible for paying the business rates.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is let to G Mitchell Limited on a 5 year full repairing and insuring lease from 1st February 2026, with a rent review on 1st February 2029. The passing rent is £13,000 pax. The lease references a Schedule of Condition.

The freehold of the property is available subject to the existing tenancy.

Legal fees:

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

Money laundering:

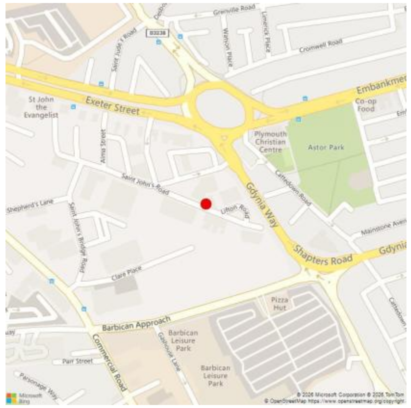
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser’s identity and their proof of address. Companies and Trusts purchasing will be required to provide 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.



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