15 BILLACOMBE ROAD, PLYMSTOCK, PLYMOUTH PL9 7HX

FREEHOLD with DEVELOPMENT POTENTIAL (STPP) £495,000

Listers
PROPERTY CONSULTANTS

LOCATION:

In a highly prominent roadside position, the property occupies an elevated site overlooking the A379 trunk road, a very busy thoroughfare, opposite a retail food-store, a multiple hot-food take-away, a car dealer, a hire centre and the main Royal Mail sorting office entrance.

Plymstock is a thriving suburb of Plymouth, approximately 1.5 miles east of the city centre, with a district population of about 30,000. Nearby occupiers include Morrisons, McDonald's, Vertu Honda, Howdens and Beacon Electrical (Euronics).

DESCRIPTION:

Two detached office buildings with parking, situated on a site measuring 0.53acres (0.21ha). The front building is of single-storey, frame construction with weatherboard elevations under a flat roof. It comprises modern open-plan offices with additional meeting rooms, kitchen, WCs, and staff areas. An extension offers additional office and storage areas.

The rear building is of two storey, brick construction, with mono-pitch roof comprising offices on both levels and staff welfare. The specification includes roof-mounted solar panels on both buildings, carpeted floors, part suspended ceilings, gas fired central heating and perimeter IT trunking.

Externally there is parking for at least 24 cars.

PLANNING / USE

The established use is offices falling within Class E of the Use Classes Order. The property is considered suitable for redevelopment to quasi retail, medical or leisure use (STPP).

SCHEDULE OF ACCOMMODATION

Area	sq.ft	sq.m
15 Billacombe Road	3,852	358
15a Billacombe Road	2,188	203
Total	**6,040**	**561**

TERMS OF AVAILABILITY

Our client's FREEHOLD interest is available as a whole, with vacant possession, at a guide price of **£495,000** on an unconditional sale basis. Consideration will be given to offers conditional on planning consent for redevelopment.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party is to bear their own costs.

BUSINESS RATES:

We refer you to the government website:
www.tax.service.gov.uk/view-my-valuation/search

Rateable Value (2023 assessment):
15 Billacombe Road: £23,250
15a Billacombe Road: £18,350 (multiple assessments - small business rates relief was being claimed).

To find out how much business rates will be payable, there is a business rates estimator service via the website above.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is X (NN)

EPCs have been commissioned.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Ifan Rhys-Jones or
Gareth Forrest on 01752 222135
Email: enquiries@listers.uk.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01