



8A GIBBON LANE, NORTH HILL, PLYMOUTH, PL4 8BS

UNIQUE DEVELOPMENT OPPORTUNITY. Excellent location adjacent university & student campus. Imposing property over three floors suitable conversion flats, student accommodation etc. Suit variety uses subject to necessary consents. **FREEHOLD.**

- **SUBSTANTIAL FREEHOLD WAREHOUSE UNIT**
- **CENTRAL POSITION NEAR UNIVERSITY AND CITY CENTRE**
- **LARGE THREE STOREY PROPERTY**
- **CURRENTLY UTILISED AS A WAREHOUSE AND STORE**
- **POTENTIAL RESIDENTIAL/STUDENT DEVELOPMENT STP**
- **SUIT VARIETY OF TRADES AND USES**
- **UNIQUE OPPORTUNITY WITH GREAT POTENTIAL**

FREEHOLD - OFFERS IN THE REGION OF : £350,000

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

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VALUERS LIMITED

LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This substantial freehold warehouse unit is located in an enviable location just at the bottom of North Hill, adjacent to Plymouth's main university, student halls of residence and the city centre. As detailed, the university and main city centre are within comfortable walking distance and North Hill itself is an established and popular commercial area and, as such, the property would lend itself to a variety of trades or development uses, subject to any necessary consents.

The premises are terraced and appear to be of stone construction under a pitched slate roof with access at ground floor level both off Gibbon Lane and Addison Road. In brief, it provides a large storage facility over three floors (approx. 320sqm total). An early viewing appointment is recommended to fully appreciate the size, location and undoubted future development potential of the unit.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR (approx. 120sqm) and comprising of two large interconnecting storage areas together with an internal secure storage facility. Two sets of stairs to:-

SECOND FLOOR Briefly comprising of two large storage rooms to the front of the property together with an additional large storage area to the rear accessed off a separate internal staircase.

THIRD FLOOR (approx. 120sqm) Comprising of a large attic storage area.

SERVICES We understand that mains electricity and water are connected to the property.

TENURE / LEASE TERMS:

Freehold.

TRADES AND USES:

This **LARGE FREEHOLD WAREHOUSE STORE** enjoys an enviable central location adjacent to Plymouth's university, its main halls of residence and Plymouth's city centre.

The property is currently utilised as a valuable storage facility but, it is felt, that due to its enviable location it would lend itself to a **VARIETY OF DEVELOPMENT USES AND TRADES** subject to any necessary consents. Indeed, it would lend itself to conversion into flats, student accommodation, bar/restaurant or offices.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The property is exempt from Energy Performance Rating.

VIEWING AND CONTACT INFORMATION:

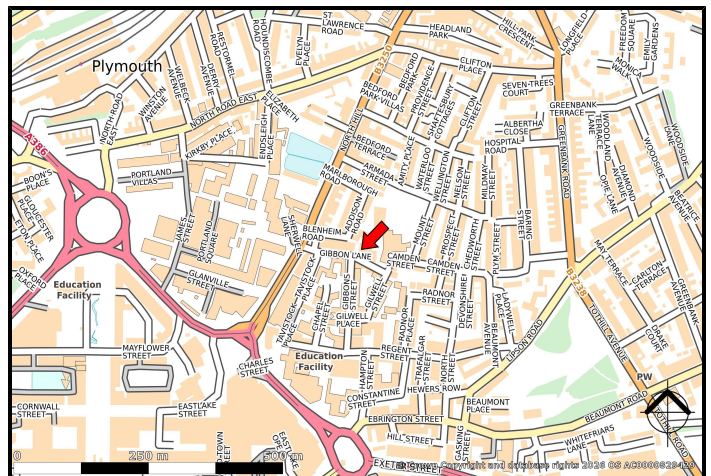
Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544

Email pg@listers.uk.com

Brian Hasell on 07570 384518

Email bh@miller-commercial.co.uk



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