

CHARLTON ROAD/TAVISTOCK ROAD, CROWNHILL, PLYMOUTH PL6 5EF

GARAGE & YARD SITE ADJACENT TO BUSY A386 FOR SALE FREEHOLD VACANT

Listers
PROPERTY CONSULTANTS

LOCATION:
Crownhill/Derriford lies approximately 5 miles north of Plymouth City Centre and forms a new district centre for the city. The mainline railway station, with services to London (Paddington) in just over 3 hours, is about 4 miles away and the A38 dual carriageway, linking Cornwall and Plymouth to the M5 and motorway network at Exeter is less than a mile to the south.

Situated on the highly prominent corner of the A386 Tavistock Road/Charlton Road/Grosvenor Road at Crownhill, in a mainly residential area, the property is within walking distance of Crownhill Village, Derriford Hospital, Derriford Retail Park and the International Business Park. Nearby occupiers include PDSA, Newmedica, Hellerman, HMLR, The Range, M&S, Majestic, Aldi and Pure Gym.

DESCRIPTION:
The property comprises a former repair garage and generous yard which offers tremendous potential for a car/motorcycle/machinery sales or repair business and potentially for redevelopment for alternative uses. The buildings are respectively of conventional masonry and steel-framed both with mono-pitch roof. The older building is in need of some repairs and modernisation, particularly a former office.

An attached portable building of 22sqm/240sq.ft currently provides additional office accommodation and is also in need of repair. An inspection pit is partly boarded over.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Front Garage	842	78
Rear Garage	700	65
Total	**1,542**	**143**

SITE SIZE: 0.066ha / 0.164 Acres

SERVICES:
New electricity supplies have been laid to distribution boards but not connected.

TERMS OF AVAILABILITY:
FOR SALE FREEHOLD with vacant possession (each party to bear their own costs). Unconditional offers are sought at a guide price of £295,000 (no VAT). The property is not currently opted for the payment of VAT.

A lorry body which provides additional storage, a liquid bulk container for used oil (recently emptied) and a compressor (not tested) are included. *A two-post vehicle ramp/lift is available for sale by separate negotiation.*

BUSINESS RATES:
www.tax.service.gov.uk/view-my-valuation/search
The property is currently assessed as two units with separate rateable values, both under the 100% Small Business Rates Relief threshold.

ENERGY PERFORMANCE CERTIFICATE:
The property has not been assessed for energy performance as both buildings are open-door workshops.

ANTI-MONEY LAUNDERING:
A successful buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

PLEASE NOTE:
Under the Estate Agents Act 1979, we are required to declare that the owners of the property are related to employees of Listers Property Consultants Ltd.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest on 01752 858192
Email gareth@listers.uk.com









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