

TO LET Motor Dealership

Barbican Approach, Sutton Road
Plymouth PL4 0JT



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Location

The property is located on Barbican Approach at the junction with Sutton Road, close to the National Marine Aquarium. The surrounding area is a busy commercial area and includes the Barbican Leisure Park which is anchored by Vue Cinema and other nearby occupiers include Premier Inn and CEF.

The site is approximately one mile to the east of the city centre of Plymouth via the A374. The city is located on the south west coast of England and has a resident population of circa 265,000.

Description

The property is a well-established motor dealership formerly branded as Vauxhall.

The showroom is fitted to a high standard, with a tiled floor and glazed frontage to Sutton Road. To the rear of the showroom there are partitioned offices. The workshop sits beyond with space for nine ramps and one MOT bay, supported by a large parts department.

There is office accommodation at first floor level along with a mezzanine for storage. A standalone warehouse previously used for valeting is located to the rear of the site.

There is ample car parking on site with enough space to hold circa 150 cars.

Rating

We are advised that the Rateable Value for the property is £216,000 from the 1st April 2023.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Terms & Tenure

The property is currently held on a lease expiring in December 2031. The property is available by way of a new sub lease.

Energy Performance

Energy Performance Asset Rating – E.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings to be arranged through the joint agents Rapleys and Vickery Holman.

Former Vauxhall dealership

Prominent location

Great parking provision

**0.67 hectares
(1.67 acres)**



Leasehold

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	497	5,350
Workshop	927	9,984
Parts	238	2,566
Mezzanine	152	1,638
First floor offices	138	1,492
Rear warehouse	427	4,604
Total	2,382	25,641

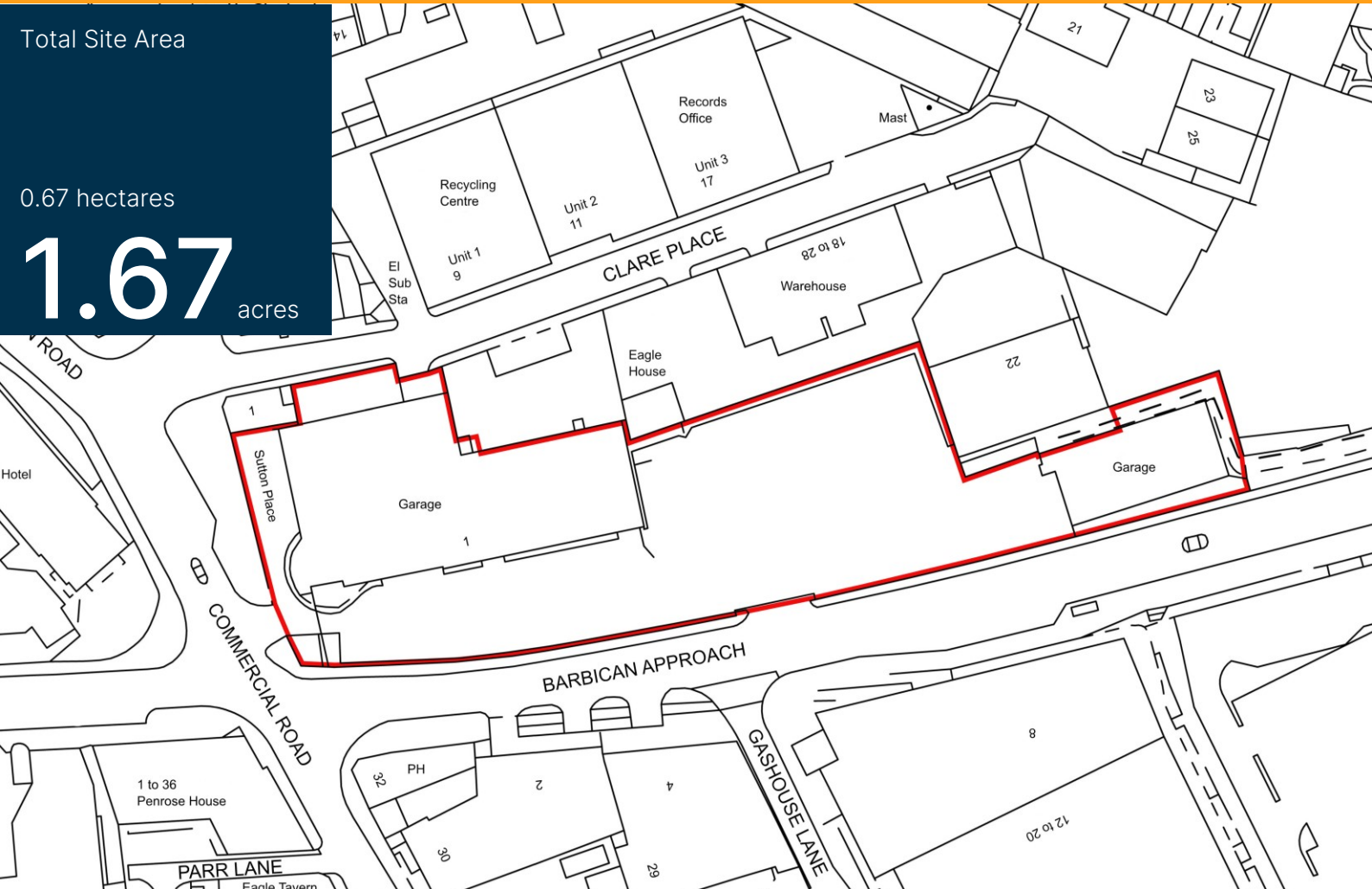
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.67 hectares

1.67 acres





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Vickery Holman
Property Consultants

RAPLEYS