

GROUND LEASE FOR SALE Former Car Supermarket

Former Evans Halshaw, Marshall Road, Plympton
Plymouth, PL7 1YB



Contact

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Location

Located at the junction of Marshall Road and Cott Hill, just off the B3416 close to its junction with the A38, the site is in a popular commercial area. The surrounding estate is home to a number of car dealers including Skoda, Ford and Suzuki, with other commercial occupiers including Screwfix, Dulux and Toolstation. A Lidl supermarket sits a short distance north, with Home Bargains due to open in a former Focus unit adjoining.

The site is located in Plympton, to the east of Plymouth close to the A38 Devon Expressway, which gives easy access to the rest of Plymouth and beyond. The City is a busy dockyard and port located approximately 36 miles south-west of Exeter. It has a population of circa 265,000 (2021 Census).

Description

The property was previously a car supermarket operating from two separate buildings.

The main front building is of steel portal frame construction and provides a large car showroom area with part glazed frontage. There is an area of offices to the side with a mezzanine above. The rear of the building has been subdivided to provide a workshop, valeting bay and prep area.

To the rear of the site is a standalone L shaped workshop building providing reception area and workshop with 6 bays. This is of portal frame construction and has its own access from Marshall Road.

Externally there is a display area to the front of the property with display parking for circa 49 vehicles. There is a further yard to the rear of the site between the main building and the workshop. This currently provides a wash pad area along with parking for circa 40 vehicles.

Tenure

The property is held on a ground lease expiring 31st May 2080. The current rent is £19,000 pa with an outstanding rent review.

Terms

A premium is sought for the assignment of the Long Leasehold interest.

Energy Performance

Energy Performance Asset Rating – TBC.

VAT

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

- Former Car Supermarket in popular commercial area
- Close to Lidl, Skoda, Screwfix and Ford
- Located just off the A38 Devon Expressway
- 28,800 sq ft on 2.14 acres



Former Car Supermarket

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main Showroom	1,318.57	14,193
Offices/Ancillary	272.93	2,937
Workshop/ Valeting	285.67	3,075
Mezzanine	239.7	2,580
Rear Workshop	279.36	3,007
Total	2,675.59	28,800
	Hectare	Acre
Total Site Area	0.866	2.14

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.

Rating

We are advised that the Rateable Value for the property is £162,000 and the UBR for 2023/24 is £54.6 in the £.

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.

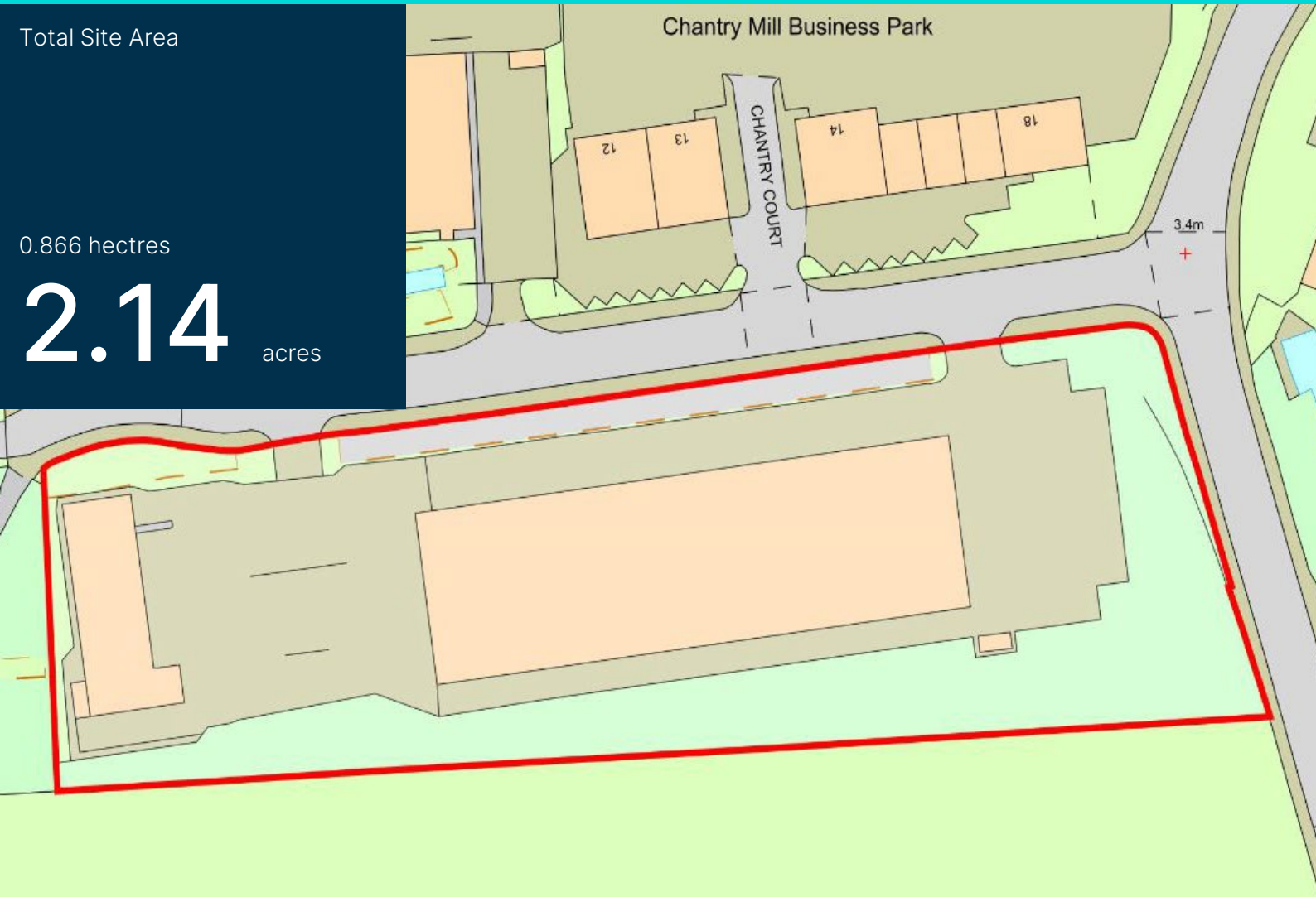
Viewing

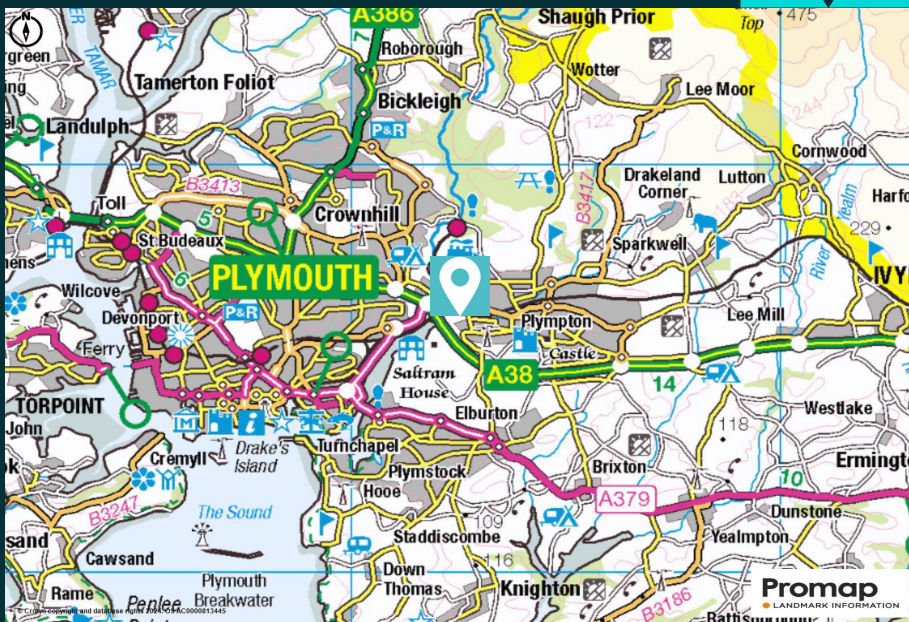
Strictly via the sole letting agent only.

Total Site Area

0.866 hectares

2.14 acres





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