

OPEN STORAGE LAND – TO LET

PL2 3AF



ST. LEVAN ROAD, PLYMOUTH

PL2 3AF

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

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SITE OF 0.81 HA (2 ACRES)

LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The property is located within the Plymouth conurbation in an established residential area. The surrounding land is fully developed. Road access is good, with St Levan Road connecting to Clovelly Road connecting to the A3064, which leads to the city centre to the east and towards North Prospect and St Budeaux to the west. The surrounding land is predominantly in residential use with high density terraced housing largely dating from the Victorian era. There are commercial uses immediately adjacent to the property to the east and west.

DESCRIPTION

The property comprises a former gas holder site where two holders were previously situated. Both holders have been removed and the site remediated. The site is open and level with a hardcore and part macadam base. There is a vehicular access point off St Levan Road. We are valuing on the basis that the site is remediated and capable of redevelopment, subject to the existing governor remaining in situ or being relocated within the site.

The site is enclosed by substantial fencing and block walls.

Site Area - 0.81 hectares (2 acres)

PLANNING

Assumed sui generis under the Use Classes Order effective from 1 September 2020. We would advise interested parties that clarity is sought on the actual planning use.

BUSINESS RATES

To be assessed

VAT

All figures quoted are exclusive of VAT

TERMS

Available by way of a new lease, length negotiable at an initial rent of £75,000 per annum

VIEWING

By appointment with the SOLE AGENTS

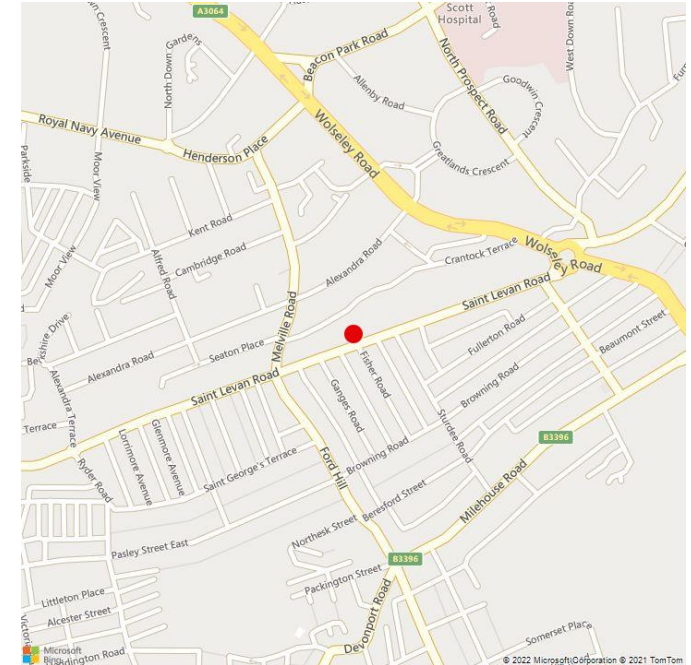
Bruton Knowles

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LOCATION PLANS



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The subject premises are outlined in **RED**.

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