

TO LET/MAY SELL

Motor Dealership

Barbican Approach, Sutton Road
Plymouth PL4 0JT

Key information

- Former Vauxhall dealership
- Prominent location
- Great parking provision
- 0.67 hectares (1.67 acres)

Contact

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PRICE REDUCED

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.

Energy Performance Rating

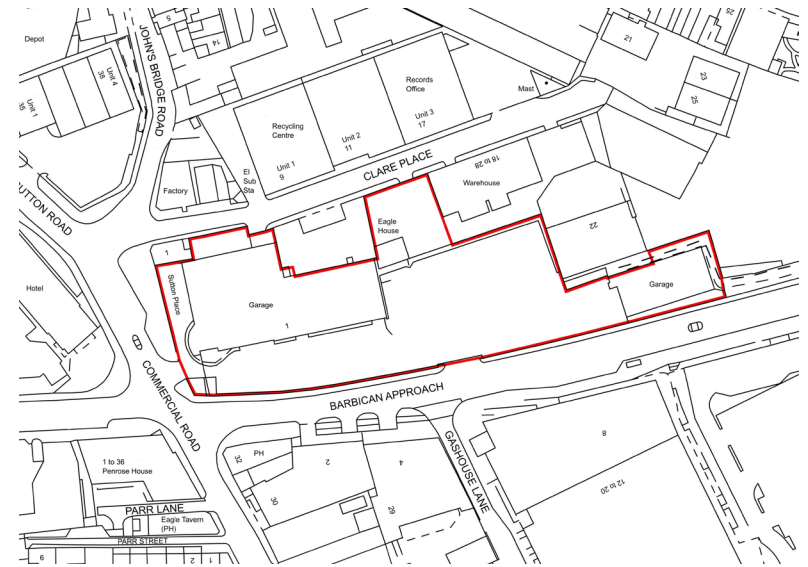
Energy Performance Rating - E

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
	Hectare	Acre
Total Site Area	0.67	1.67

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.



Terms & Tenure

The property is available by way of a sub-lease until December 2031 at a quoting rent of £100,000 pa.

Alternatively offers for the freehold may be considered.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £219,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

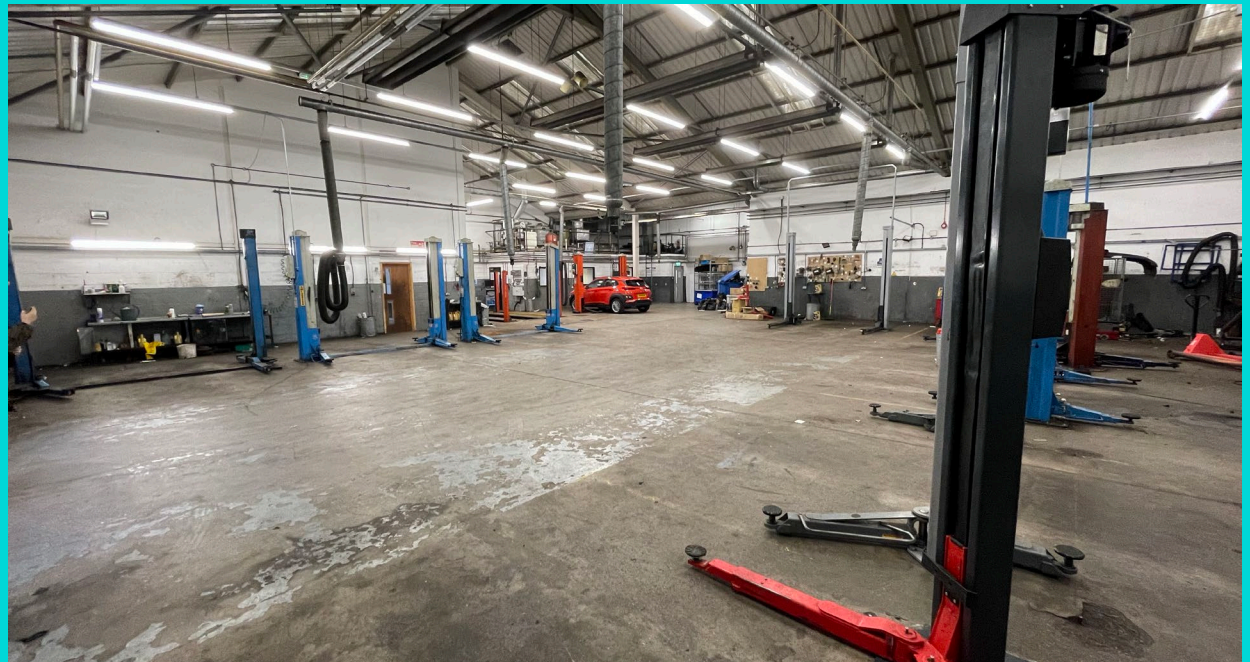
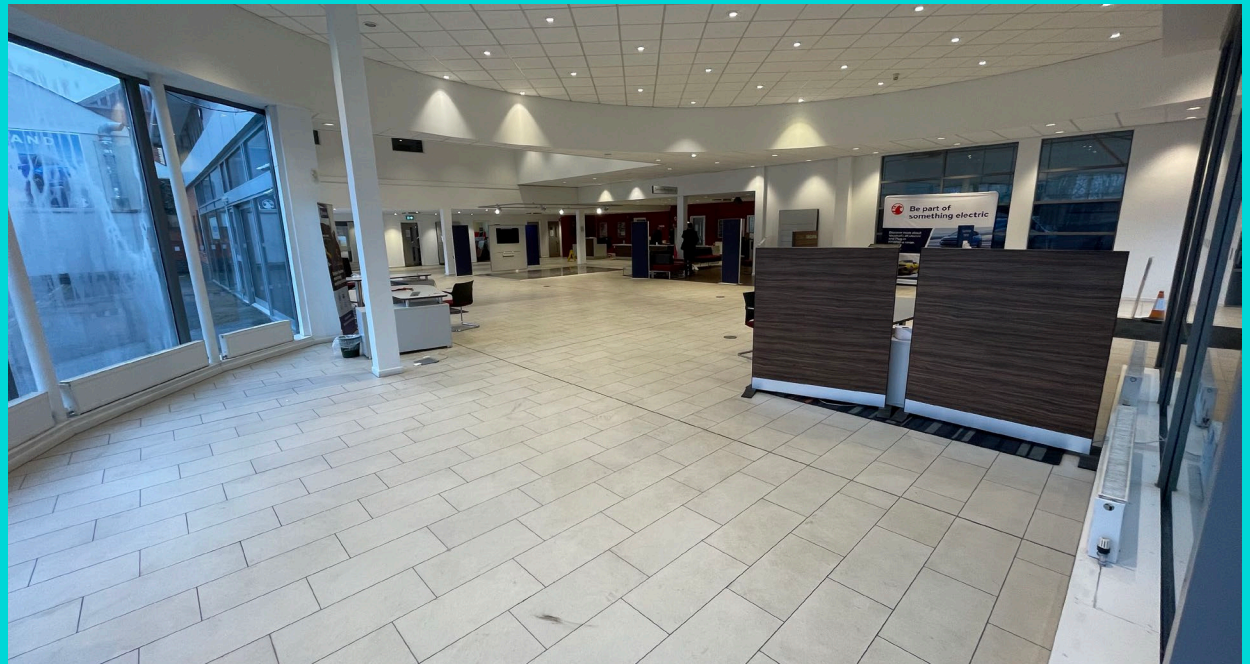
It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

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

Viewing

Viewing is strictly via the sole agents



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