



For Sale

25 Southside Street, The
Barbican, Plymouth,
PL1 2AD

Prime Freehold Premises in a central
location on The Barbican

Ground floor retail unit with potential to
extend to the rear

Upper floors with potential to convert into
residential (STP)

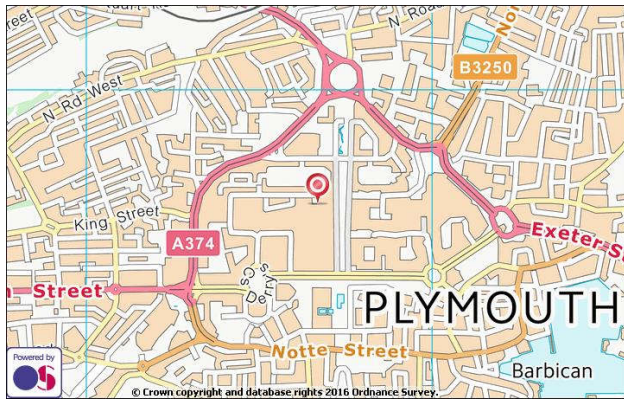
Asking price £350,000

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

The city of Plymouth has developed into the principal conurbation within Devon, having a population in excess of 250,000 residents. It provides a comprehensive range of business, leisure and amenity facilities together with employment opportunities. Plymouth is located on the A38 Expressway, the main arterial route through the county of Devon to the south of Dartmoor and one of the principal routes into Cornwall. The A38 connects to the national motorway network at Exeter approximately 40 miles to the north east of Plymouth. Plymouth also has a noted naval port and dockyard, the benefit of a railway station on the Penzance to Paddington line.

An impressive and substantial period property located in a prime trading position at the eastern end of Southside Street in the heart of Plymouth's historic Barbican area

This is a rare and substantial retail and residential property vacant for the first time in 40 years. The retail shop at the ground floor level has potential to extend into the rear substantial areas. The upper floors consist of a five room potential flat plus further storage.

There is self-contained access to the rear of the property making it ripe for further development subject to any planning permissions etc.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor

Main Retail	29.79 sqm	320.67 sq ft
Rear office	7.62 sqm	82.03 sq ft

First Floor

Room 1	15.23 sqm	163.94 sq ft
Rear Kitchen	7.91 sqm	85.15 sq ft

Second Floor

Front Room 2	14.89 sqm	160.28 sq ft
Second Floor Room 3	11.30 sqm	121.64 sq ft

Third Floor

Front Room 4	15.17 sqm	163.29 sq ft
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Rear Tenant Store Building

Ground Floor Room 1	16.70 sq m	179.76 sq ft
First Floor Room 2	20.18 sq m	217.22 sq ft
Second Floor Room 3	22.39 sq m	241.01 sq ft
Third Floor Room 4	24.49 sqm	263.61 sq ft

Tenure

Our client is seeking to sell their freehold interest and is seeking offers in the region of £350,000.

Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £11,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is G195.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent / purchase price. However, we suggest all interested parties make their own enquiries.*

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 12448



Plymouth Office

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