

**stratton
creber
commercial**

property consultants



Artist's Impression

For Sale

**33 Bretonside, Plymouth,
PL4 0BB**

Mixed use retail/residential development site

Approved planning consent for a takeaway
(A5) unit and 8 studio apartments

Close proximity to Plymouth University,
Plymouth College of Art and City Centre

Price: £170,000

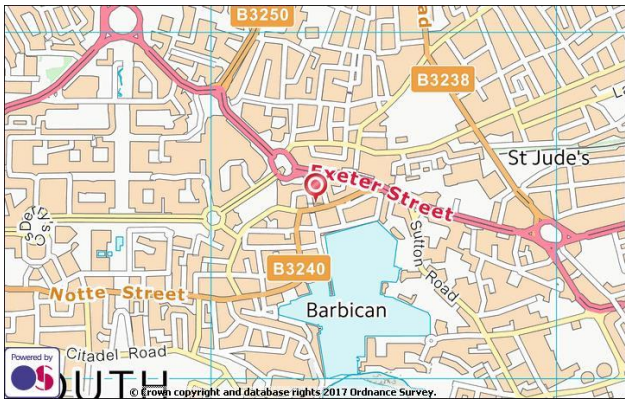
Viewing by prior appointment with
Byron Hammond or Chris Ryland

(01752) 670700

byronh@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

strattoncrebercommercial.co.uk



Location & Description

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 development is in close proximity to many local social and employment facilities and is within walking distance of Plymouth City Centre. It is also close to the main public transport services. A large leisure development is proposed on the former bus station site, which is within 200m of the development.

The proposed development will comprise a 5 storey mixed use development with a ground floor takeaway unit along with general accommodation access and provisions, which comprises a dedicated bike store accessed from the communal access corridor and an externally accessed shared bin store. The upper floors will comprise of 2 studio apartments on each floor for the sole use of students. The commercial unit shall be accessed directly from Bretonside. The residential units shall be accessed from Bilbury Street with a communal stair core to the full height of the development, where each floor is directly entered.

Further details can be found on the Plymouth Planning Portal, Planning Application No: 16/01992/FUL.

Tenure

The premises are available by way of a freehold purchase for which our clients are seeking £170,000.

Actual Site

Accommodation

Commercial Unit	39.6 sq m	427 sq ft
Flat 1	27.4 sq m	295 sq ft
Flat 2	25.3 sq m	272 sq ft
Flat 3	27.4 sq m	295 sq ft
Flat 4	25.3 sq m	272 sq ft
Flat 5	27.4 sq m	295 sq ft
Flat 6	25.3 sq m	272 sq ft
Flat 7	27.4 sq m	295 sq ft
Flat 8	25.3 sq m	272 sq ft
Total:	250.4 sq m	2,694 sq ft

Rateable Value

The property has not yet been developed and therefore does not have a Rateable Value.

Energy Performance Certificate (EPC)

The site does not require an EPC rating.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

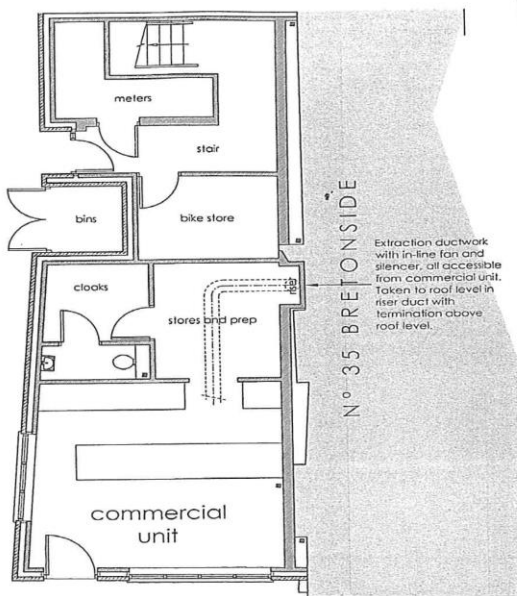
Ref: 11233



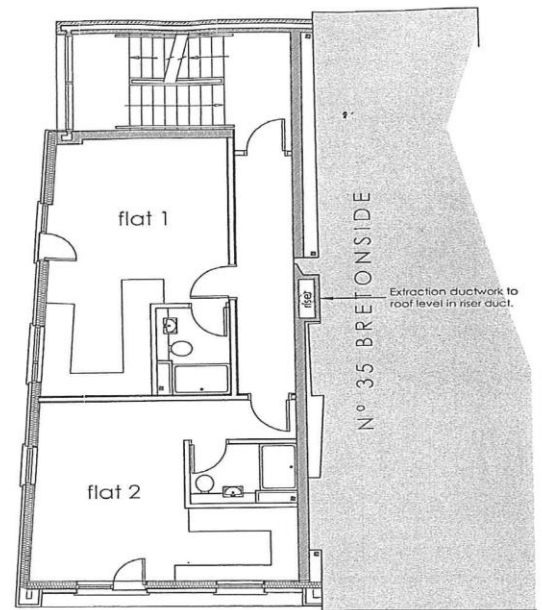
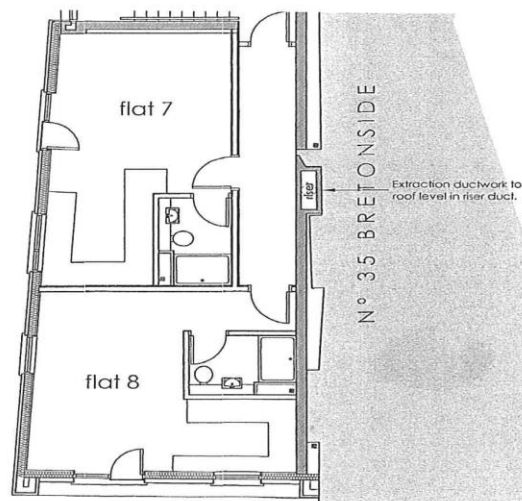
Plymouth Office
Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



ground floor plan

first floor plan
second and third floors identical

fourth floor plan

**Plymouth Office**

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.