

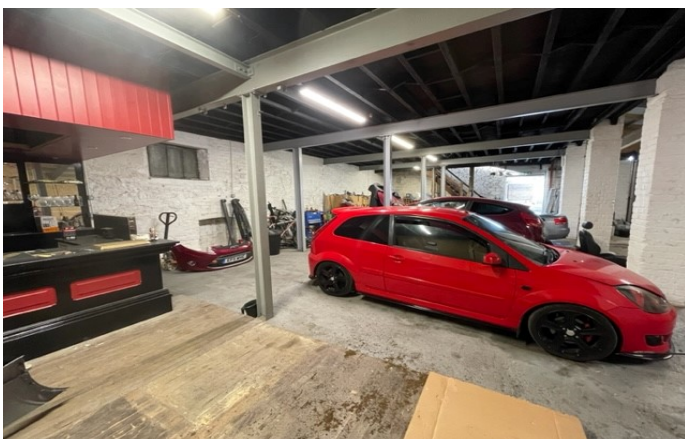


THE DEPOSITORY WORKS, WIDEY VIEW, HIGHER COMPTON, PLYMOUTH, PL3 5JQ

Detached turn of the 19th century industrial building with more modern extensions on two floors of masonry construction with a timber truss roof. The property includes a modest, walled courtyard with dedicated highway access not suited to large commercial vehicles. Part of the property has been refurbished. It is considered suitable for storage, light industrial and potentially motor uses subject to planning. There is also potential for comprehensive redevelopment such as residential use, subject to planning and other statutory controls.

- **INDUSTRIAL / DEVELOPMENT OPPORTUNITY (STPP)**
- **5,220 SQ.FT / 458 SQ.M**
- **CENTRAL LOCATION**
- **GATED YARD & PARKING**
- **POTENTIAL FOR MOTOR OR ALTERNATIVE USES OR COMPREHENSIVE REDEVELOPMENT STPP**
- **EPC E 104**

FREEHOLD £280,000

**LOCATION:**

Higher Compton lies approximately 2 miles north of Plymouth city centre and is primarily a residential area, which has recently seen a handful of high end residential developments.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION: (Gross internal)

Area	Sq Ft	Sq M
Garage	723	67.19
Reception	324	30.13
Vaulted Store	228	21.22
Workshop	2,006	186.34
First Floor Office	410	38.12
First Floor Storage	1,453	135.00
Welfare	20	1.89
Total	5,165	479.89

TENURE:

The property is available FREEHOLD with vacant possession. Guide price £280,000.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £17,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E 104.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Gareth Forrest on 01752 222135

Ifan Rhys-Jones on 01752 222135

enquiries@listers.uk.com



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