



**15 BILLACOMBE ROAD, PLYMSTOCK, PLYMOUTH PL9 7HX**

**FREEHOLD with DEVELOPMENT POTENTIAL (STPP) £595,000**

**Listers**  
PROPERTY CONSULTANTS



### LOCATION:

In a highly prominent roadside position, the property occupies an elevated site overlooking the A379 trunk road, a very busy thoroughfare, opposite a retail food-store, a multiple hot-food take-away, a car dealer, a hire centre and the main Royal Mail sorting office entrance.

Plymstock is a thriving suburb of Plymouth, approximately 1.5 miles east of the city centre, with a district population of about 30,000. Nearby occupiers include Morrisons, McDonald's, Vertu Honda, Howdens and Beacon Electrical (Euronics).

### DESCRIPTION:

Two detached office buildings with parking, situated on a site measuring 0.53 acres (0.21 ha). The front building is of single-storey, frame construction with weatherboard elevations under a flat roof. It comprises modern open-plan offices with additional meeting rooms, kitchen, WCs, and staff areas. An extension offers additional office and storage areas.

The rear building is of two storey, brick construction, with mono-pitch roof comprising offices on both levels and staff welfare. The specification includes roof-mounted solar panels on both buildings, carpeted floors, part suspended ceilings, gas fired central heating and perimeter IT trunking.

Externally there is parking for at least 24 cars.



### PLANNING / USE

The established use is offices falling within Class E of the Use Classes Order. The property is considered suitable for redevelopment to quasi retail, medical or leisure use (STPP).

### SCHEDULE OF ACCOMMODATION

Area	sq.ft	sq.m
15 Billacombe Road	3,852	358
15a Billacombe Road	2,188	203
<b>Total</b>	<b>6,040</b>	<b>561</b>

### TERMS OF AVAILABILITY

Our client's FREEHOLD interest is available as a whole, with vacant possession, at a guide price of **£595,000** on an unconditional sale basis. Consideration will be given to offers conditional on planning consent for redevelopment.

### VAT:

All the above prices are quoted exclusive of VAT.

### LEGAL COSTS:

Each party is to bear their own costs.



### BUSINESS RATES:

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)

Rateable Value (2023 assessment):

15 Billacombe Road: £23,250

15a Billacombe Road: £18,350 (multiple assessments - small business rates relief was being claimed).

To find out how much business rates will be payable, there is a business rates estimator service via the website above.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is X (NN)

EPCs have been commissioned.

### VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

**Ifan Rhys-Jones** or

**Gareth Forrest** on 01752 222135

Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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