



**HIGHLY PROMINENT ROADSIDE SITE 0.4 acres / 0.16ha**  
**CHELSON VIEW, ARNOLD'S POINT, EMBANKMENT, PLYMOUTH PL4 9JW**  
**TO LET £20,000pa intl.excl**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Conveniently situated approximately 1 mile east of Plymouth City Centre on the A374 Embankment Road. The site is self contained and accessed directly off the eastbound carriageway of the A374, which leads to the Marsh Mills roundabout for connection to the A38, the main route into Cornwall to the west and Exeter and beyond, to the east.

**DESCRIPTION:**

Highly prominent open storage and potential sales and parking site, directly facing the busiest route into the City of Plymouth from the East. The land is mainly level, surfaced, serviced and fenced, with a separate highway entrance and exit. The site area is approximately 0.16ha / 0.4acres.

**USE:**

Formerly a petrol filling station and latterly a temporary buildings depot, the established use is now offices and parking falling within Class E. Other uses will require Planning consent and careful consideration must be given to highway access in any intensification of use, made easier by separate entrance and exit.

**LEASE TERMS:**

The site is available as a whole only, including the unsurfaced part, on conventional leasehold terms, at an initial rent of £20,000pa + VAT. Consideration will be given to conditional offers but the property will remain on the market, without exclusivity.

**LEGAL COSTS:**

Each party 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) The current rateable value is £5,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable due to being open land.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Andrew Bell**  
**Ifan Rhys-Jones**

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