



Former Builders Merchants Including Warehousing,  
Sales and Offices

**158 St Levan Road, Ford, Plymouth, Devon, PL2 1PT**  
1,102 sqm (11,859 sqft) approx.

- Prominent busy road fronted premises
- Large rear yard and parking area
- Site Area - 0.111 hectare (0.274 acres)
- Suit variety of alternative uses (stp)

**FOR SALE**

or

**TO LET**

All Enquiries  
A1016

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

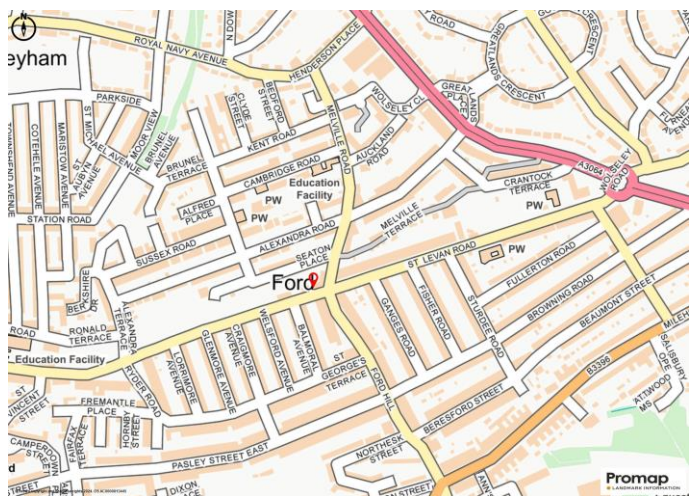


**LOCATION:**

The property is located in the City of Plymouth the SW of England and one of the largest commercial centres in the region.

Plymouth is approximately 45 miles west of Exeter and adjacent to Cornwall and is accessed via the A38 Devon Expressway.

The subject property is located in a corner position fronting St Levan Road and Melville Road within the Ford district of the City in a mixed commercial and residential area.



**ACCOMMODATION:**

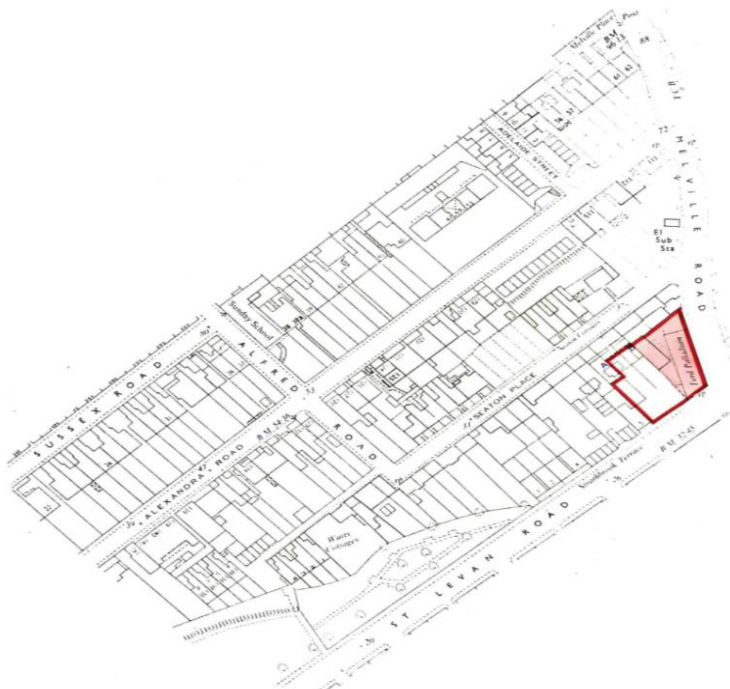
(All dimensions and areas are approximate)

	<b>SQM</b>	<b>SQFT</b>
<b>Lower Ground Floor:</b>		
Stores	<b>170.13</b>	<b>1,831</b>
WC	<b>226.00</b>	<b>2,433</b>
<b>Ground Floor:</b>		
Sales	<b>369.21</b>	<b>3,974</b>
Office	<b>12.15</b>	<b>131</b>
2x WC's		
<b>First Floor:</b>		
Sales	<b>210.60</b>	<b>2,267</b>
Store	<b>21.44</b>	<b>231</b>
Office	<b>92.25</b>	<b>993</b>
2x WC's		
<b>Total</b>	<b>1,102</b>	<b>11,860</b>
<b>Yard and Parking</b>		
Site Area	0.111 Hectare	0.274 Acre

**DESCRIPTION:**

The property comprises a three storey building of mixed age arranged around a corner site with rendered exterior under a slate type roof covering. The building provides lower ground floor storage space, with a mix of sales and office spaces at ground and first floor levels. Windows are timber framed single glazed. Heating is gas fired.

There is a large concrete surfaced yard/parking area to the rear of the property.





### SERVICES:

We understand all mains services are either connected or available to the property (3 phase electric).

### BUSINESS RATES:

The property is included in the Rating List as follows:

Rateable Value: £47,750

### TERMS:

The premises are available on a new full repairing and insuring lease for a flexible term years of at a rental of £60,000 p.a.x.

### PRICE:

The premises are available to purchase with offers sought at £695,000 for the Freehold interest with vacant possession.

### VAT:

VAT will not be chargeable on the rental or purchase of the property.

### EPC:

The building has an Energy Performance Rating of C60.

### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

### OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent.

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

### VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS  
Tel: 01752 255222  
Mobile: 07770 653516  
E-mail: johns@monkandpartners.co.uk

### SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

September 2024



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