

ON THE INSTRUCTIONS OF PLYMOUTH CITY COUNCIL

**INVESTMENT/DEVELOPMENT**  
**PIER STREET CAR PARK**  
**WEST HOE, PLYMOUTH PL1 3BS**



**FOR SALE**

**A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD  
CAR PARK WITHIN HIGH DEMAND MIXED USE AREA**

**CLEAR DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)**

**SITE AREA OF 0.136 HECTARES (0.34 ACRES)**

**GUIDE PRICE - £500,000 WITH PLANNING OVERAGE**

Stratton Creber Commercial for themselves and for vendors or lessors of this 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, nor constitute part of, an offer 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 the correctness of each of them;

iii) no person in the employment of Stratton Creber Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION & DESCRIPTION

Plymouth is the largest city in Devon and Cornwall and one of the largest commercial centres in the South West with a residential population of approximately 250,000, which is expected to rise within the next 10 years to approximately 300,000, making Plymouth potentially the largest City in the South West. It is based on the border of Cornwall in the picturesque County of Devon and is easily accessible, with the main A38 running through the heart of the City, west into Cornwall via the Tamar Bridge or east to the M5 at Exeter to Bristol and beyond. The City is situated on the east bank of the Tamar Estuary and is served by rail, flight and ferry links to destinations nationally and European.

The subject property is located in a prominent position within this highly popular, predominantly residential area which is within a few hundred metres of the historic Hoe Waterfront overlooking Plymouth Sound. Plymouth City Centre is within 1.0km of the property and the West Hoe area is well served by local shopping, transport, surgery and recreational amenities. This area is particularly popular in the tourist season with a high predominance of hotels and guest houses in the immediate vicinity.

The subject property comprises a level tarmac surfaced car park currently laid out for car parking, together with an additional raised area of land comprising a grassed area with shrubs. Both pieces of land will be sold with vacant possession and we consider that demand for car parking spaces within this area will be very high taking into account the nature of adjoining users such as surgery, hotels and guest houses as well as high value residential dwellings where off road car parking is limited and on road car parking is primarily restricted to permit holders or pay and display parking.

The current tariff is as follows and is applicable 7 days per week: -

Up to 1 hour - £1.00  
Up to 2 hours - £2.00  
Up to 3 hours - £3.00  
Up to 4 hours - £4.20  
Up to 5 hours - £5.20  
Up to 6 hours - £6.20

The site area of the principal car park is approximately 0.136 hectares (0.34 acres) and the separate raised area is approximately 63sqm. The car park is rated as providing 53 car parking spaces.

## PLANNING

The property is situated within the Hoe Conservation Area, the Core Tourism Area and the Barbican & Hoe Strategic Opportunity Area. The property is currently used as a pay and display car park and this use complies with current planning legislation. We consider that the property has development potential for a variety of uses including residential development, subject to planning permission being obtained. Interested parties should direct their enquiries to Plymouth City Council and planning guidance can be obtained at [www.plymouth.gov.uk/planning](http://www.plymouth.gov.uk/planning)

## SERVICES

Information on the location of services are contained in the **Seller's Information Pack**.

## RATEABLE VALUE

The property is shown in the 2010 Rating List as having a rateable value of £9,200. We recommend that interested parties should make their own enquiries into the actual liability. Guidance can be obtained at [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk)

## TENURE

The property is held freehold and will be sold with vacant possession.

## VAT

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

## LEGAL COSTS

The purchaser will be responsible for meeting Plymouth City Council's legal and surveyors costs in the disposal of the property.

## **GUIDE PRICE**

The freehold interest is for sale and there is a guide price of £500,000 plus an overage payment .

## **VIEWING AND FURTHER INFORMATION**

Strictly by prior appointment only via the SOLE AGENTS - Stratton Creber Commercial – Robin Falle

Tel: 01752 670700 / Fax: 01752 221655 / [robinf@sccplymouth.co.uk](mailto:robinf@sccplymouth.co.uk) [www.strattoncrebercommercial.co.uk](http://www.strattoncrebercommercial.co.uk)

Stratton Creber Commercial supports 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) for further information.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk). (RSF/tbs/05.04.2011)