

FOR SALE

Western Gateway  
**PLYMOUTH**

Mixed-Use 156-Bedroom Hotel Development Opportunity

**KTA**  
Visualisations



Investment & Development  
Opportunity Site Area:  
0.35 hectares (0.86 acres)

› Hotel-led Development  
› Prominent Position

› Full Planning Consent  
› Alternative Uses (STP)



## LOCATION

Plymouth is a coastal port located on the South Devon coast at the mouth of the River Tamar and the River Plym. The city is the second largest commercial centre in the south west of England after Bristol and has a resident population of 256,700 (2011 census).

Plymouth is located approximately 244 miles south west of London, 120 miles south west of Bristol and 45 miles south west of Exeter.



## DESCRIPTION

The property occupies a prominent position off Outland Road, which provides the primary route into the city from the north. The site outlined in red extends to 0.35 hectares (0.86 acres) and is situated adjacent to the Plymouth Life Centre and Home Park, the events venue and stadium for Plymouth Argyle Football Club. Access to the site is provided from Mayflower Drive.

The area outlined in blue is owned by Plymouth City Council and provides a 16-space car park and underdeveloped land totaling 0.19 hectares (0.47 acres).

The majority of buildings currently provide a veterinary practice with kennels and cattery arranged across several buildings of varying specification. A two-storey section with painted rendered elevations is situated towards the front of the property. Single storey extensions run adjacent to Mayflower Drive with a glazed entrance to the veterinary practice.

Externally, the site provides a hard surfaced car parking area to the north and undeveloped land to the rear of the buildings and towards the south.



## OPPORTUNITY

Full planning consent has been granted for a mixed-use development including a hotel, food & beverage units, a gym and veterinary surgery. Further information is provided in the Planning section.

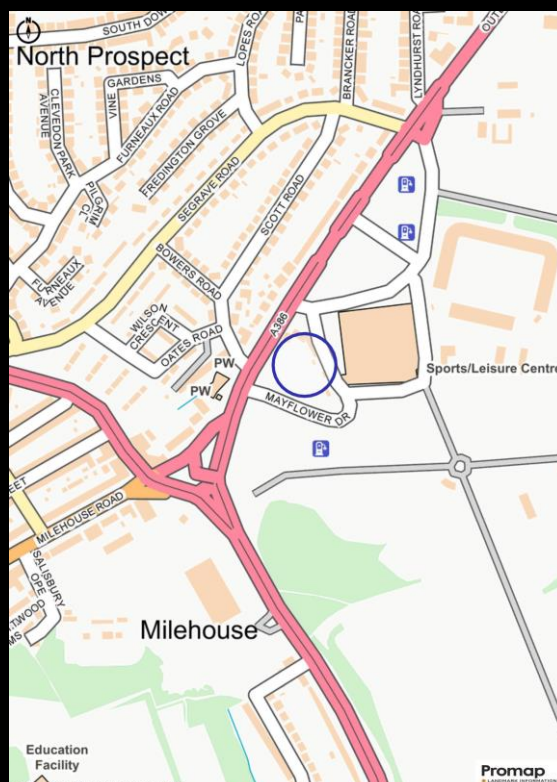
The site has redevelopment potential for hotel or other uses subject to planning. Vacant possession is dependent upon re-provision and lease-back of the veterinary practice on proposed terms described further below.

An agreement for lease has been drafted with Independent Vetcare Limited (the current tenant) for a 15 year lease at an initial rent of £60,000 p.a.

Heads of terms have been drafted with Plymouth City Council regarding the land outlined in blue. The land was included in the planning applications and has consent for an 82-space car park. Further information is included in the online dataroom.

The guide price for the freehold interest in the property outlined in red is £2million (exclusive of VAT). Offers will also be considered for the sale of part of the land outlined in red.





## PLANNING

The property received outline planning consent in January 2018 as part of a wider “hybrid” planning application (Ref: 17/01684/OUT) for a mixed-use development including Food and Beverage Units (Class A3/A4), Offices (Class B1), Gymnasium (Class D2), Hotel (Class C1) and Veterinary Surgery (Class D1) with all matters reserved except highways access and parking.

The property was granted reserved matters in June 2020 (Ref: 19/01856/REM) for a 156-bedroom hotel (C1), a 3,000 sq ft restaurant (A4), 9,000 sq ft gym (D2) and 4,200 sq ft veterinary clinic (sui generis). The approval is subject to a S106.

The S106 agreement references the wider “hybrid” planning application and includes a Strategic Green Space contribution of £125,000 prior to commencement of this development.

Further documents relating to the application including proposed drawings and S106 agreement are contained within the online dataroom.

## BUSINESS RATES

The property is currently entered in the Rating List under two separate entries as ‘vets surgeries’ and ‘offices and premises’ with a combined ratable value figure of £41,750 per annum. Please note, this is not the amount you will pay.

## HOTEL MARKET

The hotel market in Plymouth is predominantly focussed towards the economy and midscale class hotel segment. Historically these hotels have achieved a consistent level of trading with hotel occupancy since 2017 in the order of 80%.

## TENURE

Freehold with the existing lease of part to the Independent Vetcare Ltd at a passing rent of £18,000 p.a. expiring July 2023. A copy of this lease is in the online dataroom.

## ENERGY PERFORMANCE

The buildings have an EPC rating of G (222).

## LEGAL COSTS

Each party to bear their own legal costs incurred with the sale of the property.

## FURTHER INFORMATION

Access to an online dataroom is available on request.



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Subject to contract  
Particulars dated June 2021

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