

E-Mail:

enquiries@huntleyandpartners.com

Website:

www.huntleyandpartners.com

THE OLD BANK CHAMBERS

46-48 DEVONPORT ROAD, STOKE , PLYMOUTH, PL3 4DH.

- *Impressive office accommodation*
- *Enviably location in heart of busy shopping parade*
- *Large period property well maintained and presented throughout*
- *Comprising 3 self-contained office suites over 3 floors (total area approx. 270m²)*
- *Potential for development*
- *Planning for ground floor commercial unit with 4 s/c flats to upper floors*
- *Available as whole or separate units*
- *Leasehold or freehold considered*
- *Viewing highly recommended*



This impressive and attractive period property occupies a prime main road trading position in the heart of "Stoke village", an established commercial and shopping area serving the popular residential areas of Stoke and Devonport in Plymouth. There are a full variety of businesses and trades represented within the parade, and these include a Co-op supermarket, pubs, takeaways, florist, bakery, hairdressers etc., all of which are serviced by a free public car park. The surrounding area is densely populated which helps to ensure that the parade remains busy all year round.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are terraced and comprise a large period three storey property of traditional construction with brick and part rendered elevations, with a main pitched slate roof together with a flat roof extension to the rear. As the name suggests, the property was originally a bank before being acquired by our clients over 20 years ago. The property as a whole is well maintained and is presented to a good standard and briefly comprises a large office area to the ground floor, together with two additional self-contained office suites to the first and second floors, as well as a large reinforced attic space to the upper floor.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.



The premises are available as a whole or separate units on either a lease or freehold basis. In addition, we understand that planning consent has been granted to convert the property into a ground floor commercial unit with four self-contained flats to the upper floors. An early viewing appointment is strongly recommended to fully appreciate the size and appeal of this impressive period property.

THE ACCOMMODATION *(ALL DIMENSIONS APPROXIMATE)*

GROUND FLOOR

OFFICE SUITE 1 Approx 130m² [1,400ft²] total. An attractive well appointed office suite with front entrance vestibule, main reception with six individual offices/rooms, with staff kitchenette, staff WC and fire exit to rear.

SECONDARY FRONT ENTRANCE VESTIBULE Providing access to office suite 1, together with stairs to upper floors.

FIRST FLOOR

LANDING With stairs to second floor and access through to :-

OFFICE SUITE 2 Approx 70m² [750ft²]. A well appointed office suite with main boardroom/reception, three individual offices, staff kitchen, staff WC and fire exit to outside rear roof area.

SECOND FLOOR

LANDING With access to office suite 3 and ceiling hatch to large reinforced attic storage area

OFFICE SUITE 3 Approx 70m² [750ft²]. A well appointed office suite comprising six individual offices, small staff kitchenette, separate WC and fire exit to rear via external staircase.

REINFORCED ATTIC SPACE This large attic area has a concrete floor and could be utilised for storage or, alternatively, might lend itself to future accommodation subject to any necessary consents.

NOTE: All the office suites are well appointed, fully carpeted and have the benefit of a gas-fired central heating system. Each suite has its own staff kitchen and toilet and has a variety of rooms which offer a potential tenant or purchaser a good degree flexibility depending upon their own requirements.

OUTSIDE To the rear of the property is a side passageway which provides access to the side street and also access to a small storage room. There is an external metal staircase which leads to a large flat roof area which has another metal staircase providing a fire exit to the second floor office suite.

SERVICES We understand that all main services are available to the property. The property has the benefit of a gas-fired central heating system. The premises are also protected by a burglar alarm system.

TRADES AND USES

This **IMPRESSIVE OFFICE ACCOMMODATION** enjoys an enviable and sought after trading position in the heart of "Stoke village", an ever popular commercial and shopping area which services the large residential areas of Stoke and Devonport in the major South Devon city of Plymouth. Historically, the premises were utilised for many years by one of the main high street banks and the ground floor office suite still houses the bank vault which proves to be a useful and secure storage facility.

The property has been in the **PRESENT OWNERSHIP** for over 20 years, when the first floor office suite was utilised up until recently by our client to operate his financial services business. Over the years, we understand that the office suites to the ground and second floors have been occupied by a number of tenants utilising these spaces in a variety of different ways.

Now that our client has sold his business which is being relocated and the two other office suites are about to become vacant, the premises are now available either as a whole property or separate units.

New flexible lease terms are available to any prospective tenant and for fuller details, please contact the agents.

We also understand that **PLANNING PERMISSION** has been obtained for the redevelopment of the premises into a ground floor commercial unit of approx. 1,400ft², together with four self-contained flats to the upper floors. Full details of the development can be viewed on the Plymouth City council Planning Portal by quoting **APPLICATION NO 22/01233/FUL**.

An ideal opportunity to acquire an impressive and most attractive period property in a valuable trading position which is currently utilised as versatile office accommodation, but also lends itself to redevelopment. Our client is willing to dispose of the business either on a freehold basis or is willing to consider realistic offers to lease the property either as a whole, or as separate individual units. For fuller details on terms and rent, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE:

FREEHOLD : OFFERS INVITED

LEASEHOLD : OFFERS INVITED

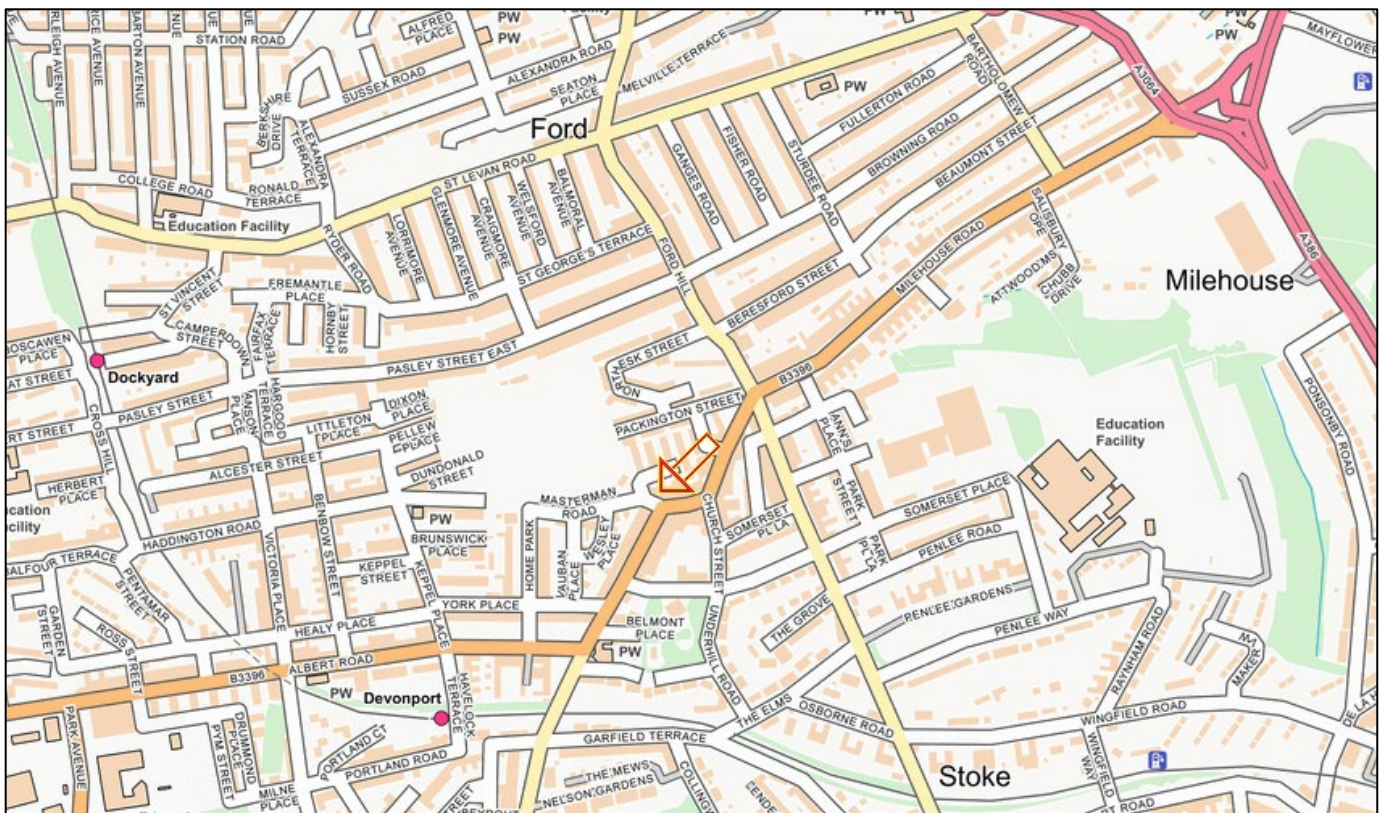
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices.** Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

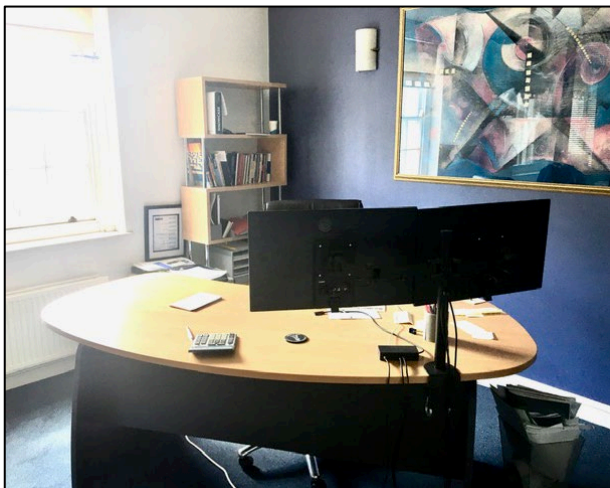
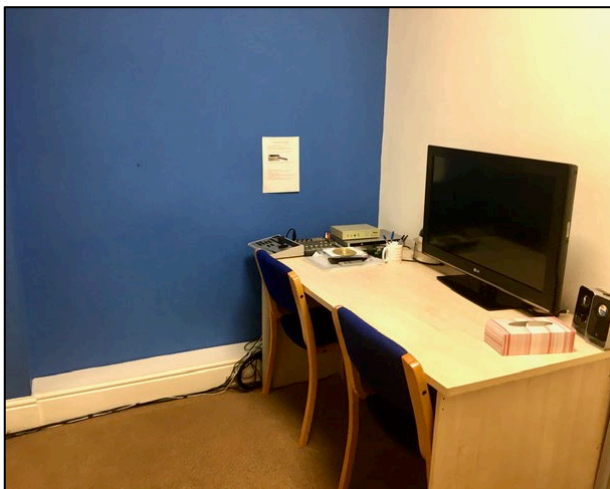
PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

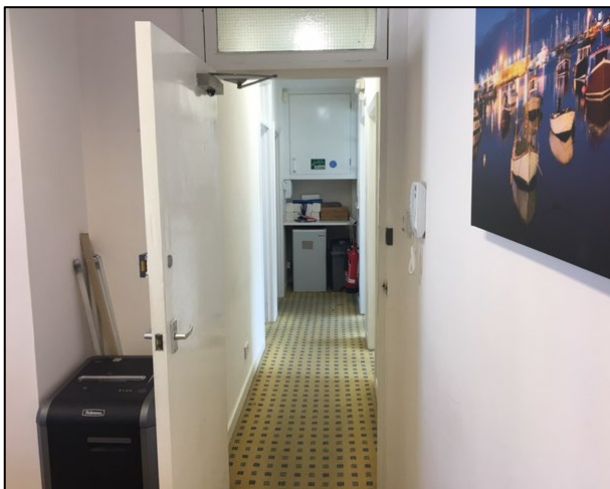
LOCATION MAP



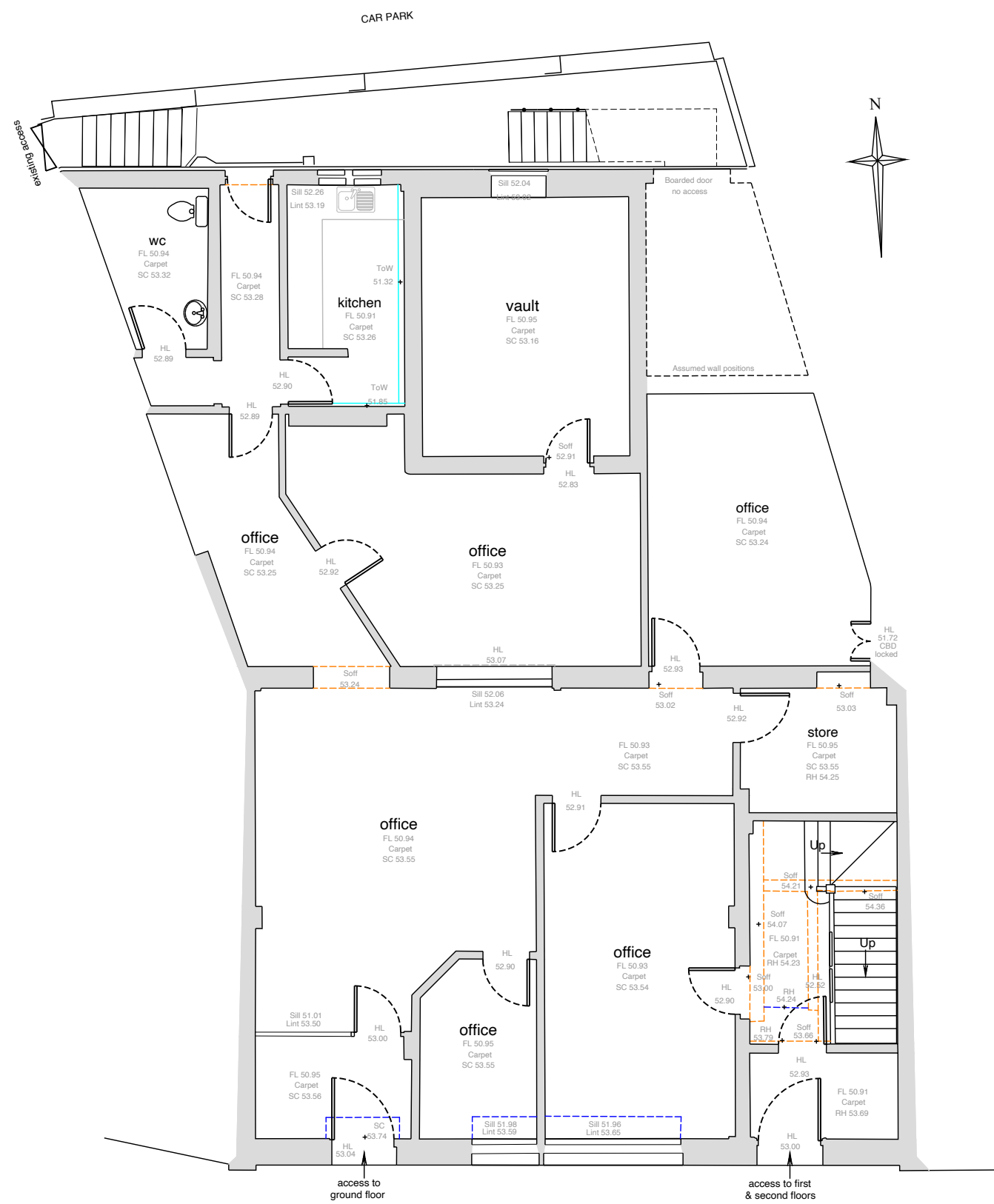
PHOTOGRAPHS



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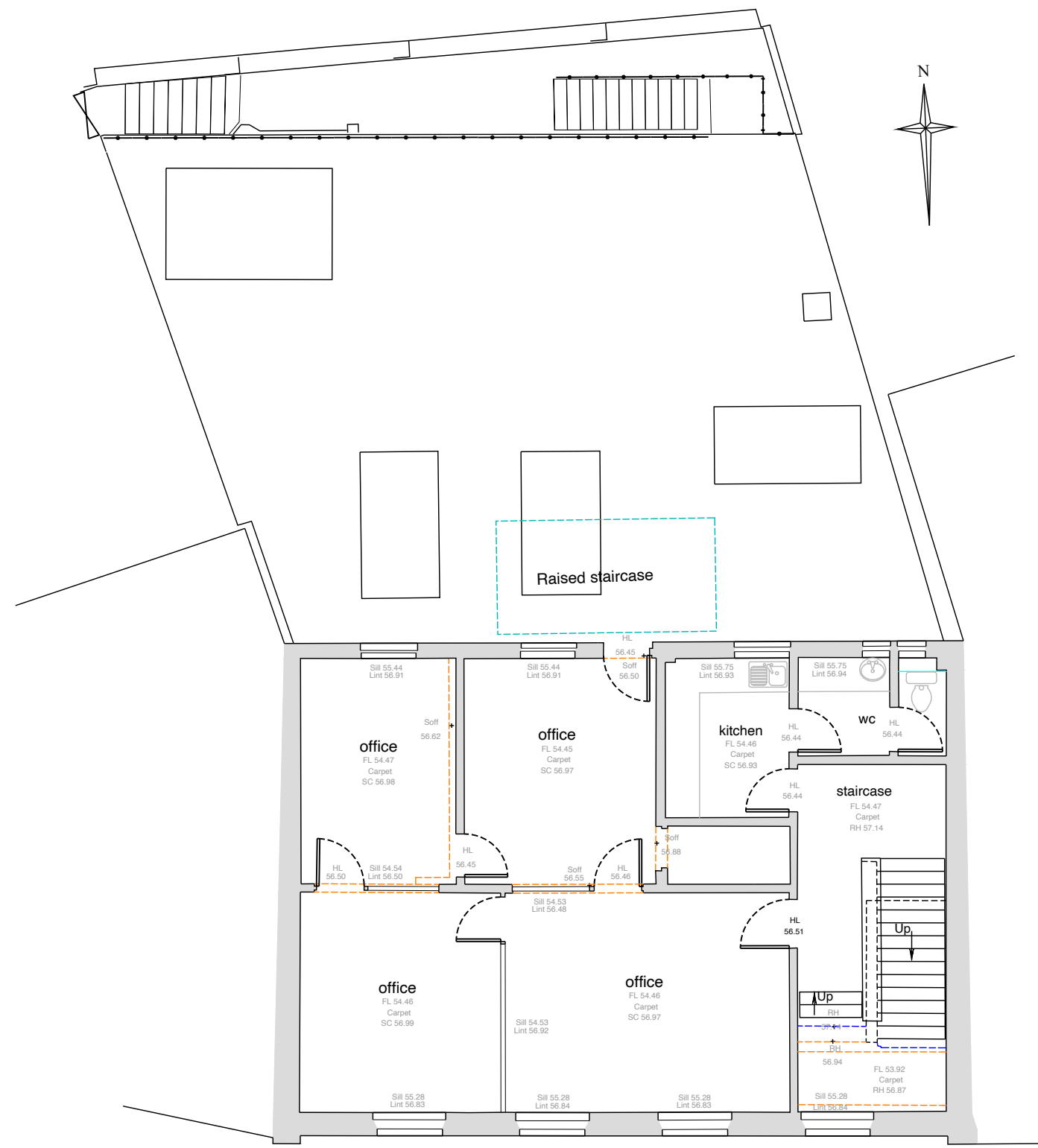
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01 Existing ground floor plan
Scale 1:100



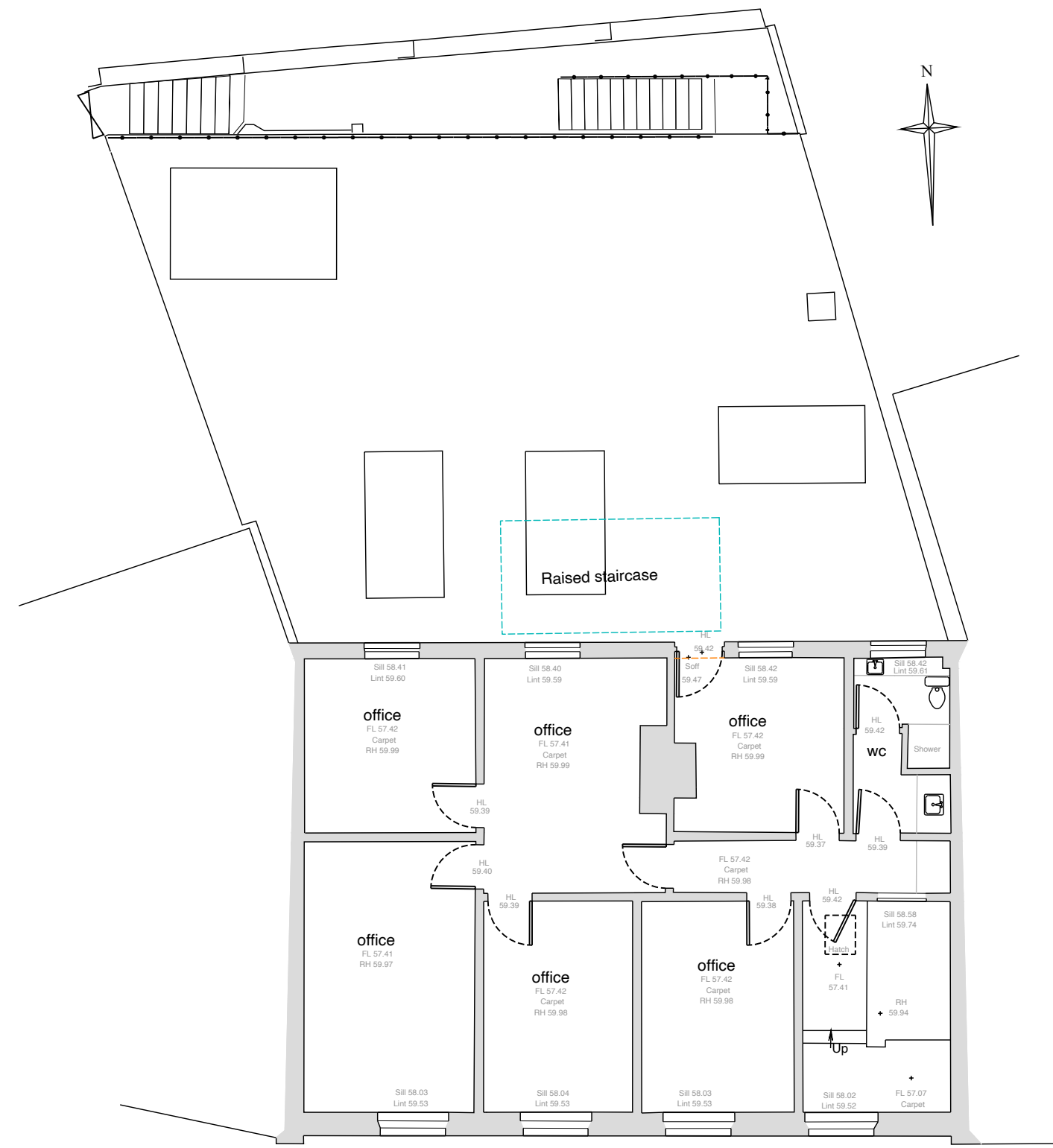
05 Existing front (south) elevation
Scale 1:100



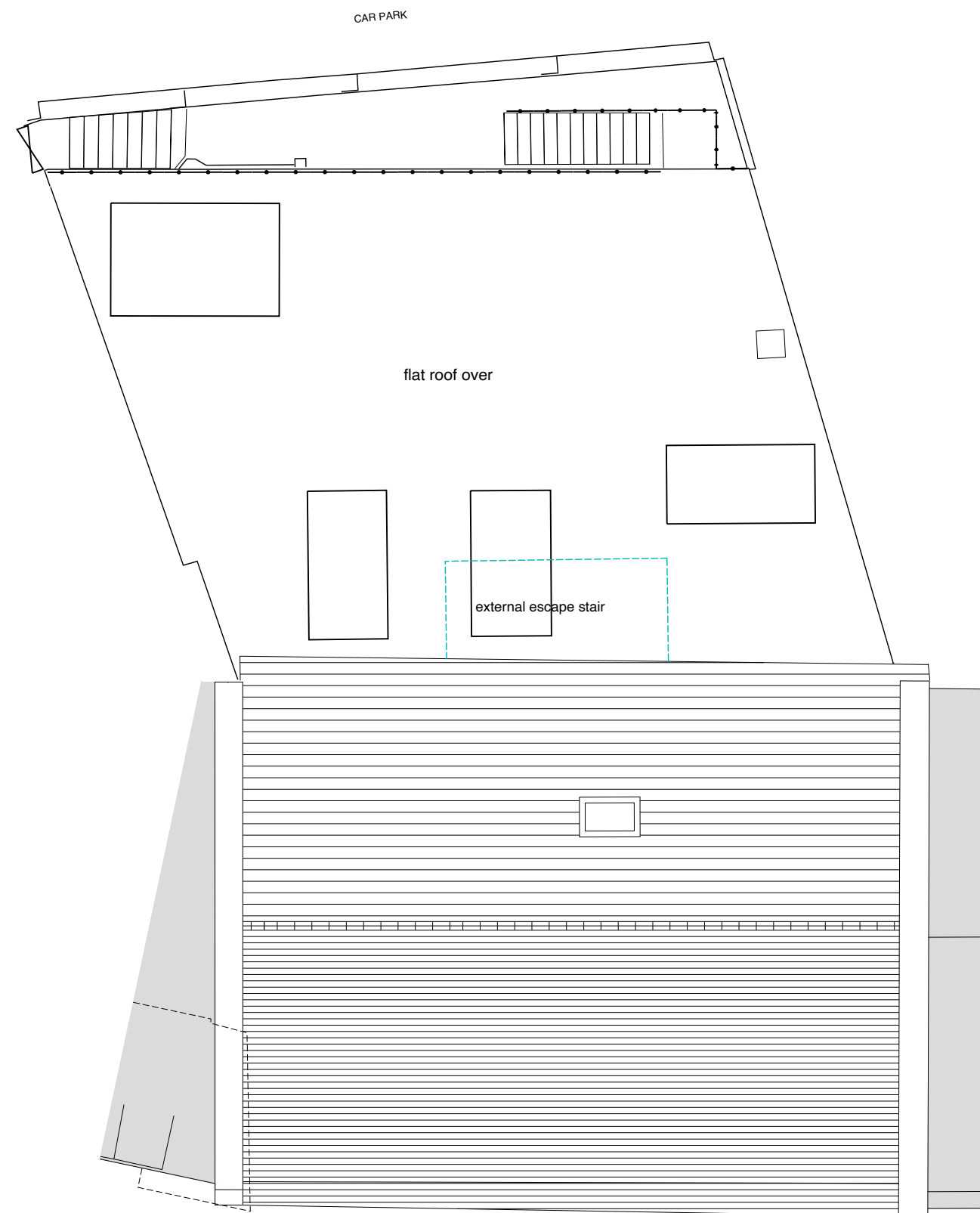
02 Existing first floor plan
Scale 1:100



06 Existing rear (north) elevation
Scale 1:100



03 Existing second floor plan
Scale 1:100



07 Existing roof plan / Block plan
Scale 1:100

- GENERAL NOTES
- Do not scale drawings. Work to figured dimensions only.
 - All dimensions are in millimeters unless otherwise stated.
 - All dimensions shall be verified on site before proceeding with works.
 - The designer must be notified in writing of any discrepancies.
 - Any areas indicated on this sheet are approximate and indicative only.
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- DRAWING NOTES
- All site levels approximate only.



04 Site location plan
Scale 1:1000

A	24.09.21	REVISED FOR PLANNING	JB
00	09.11.20	FIRST ISSUE	NA
Rev	Date	Reason For Issue	Chk'd

AYRES HAYNES ARCHITECTS
Mount Batten Watersports Centre | Lawrence Rd | Plymouth | PL9 9SJ

t 01752 408051 g admin@ayreshaynes.com w www.ayreshaynes.com

Client

Financial Partnership Pension Scheme

Project Title

46-48 Devonport Road,
Stoke, Plymouth.

Drawing Title

Existing floor plans & elevations

Drawing Status

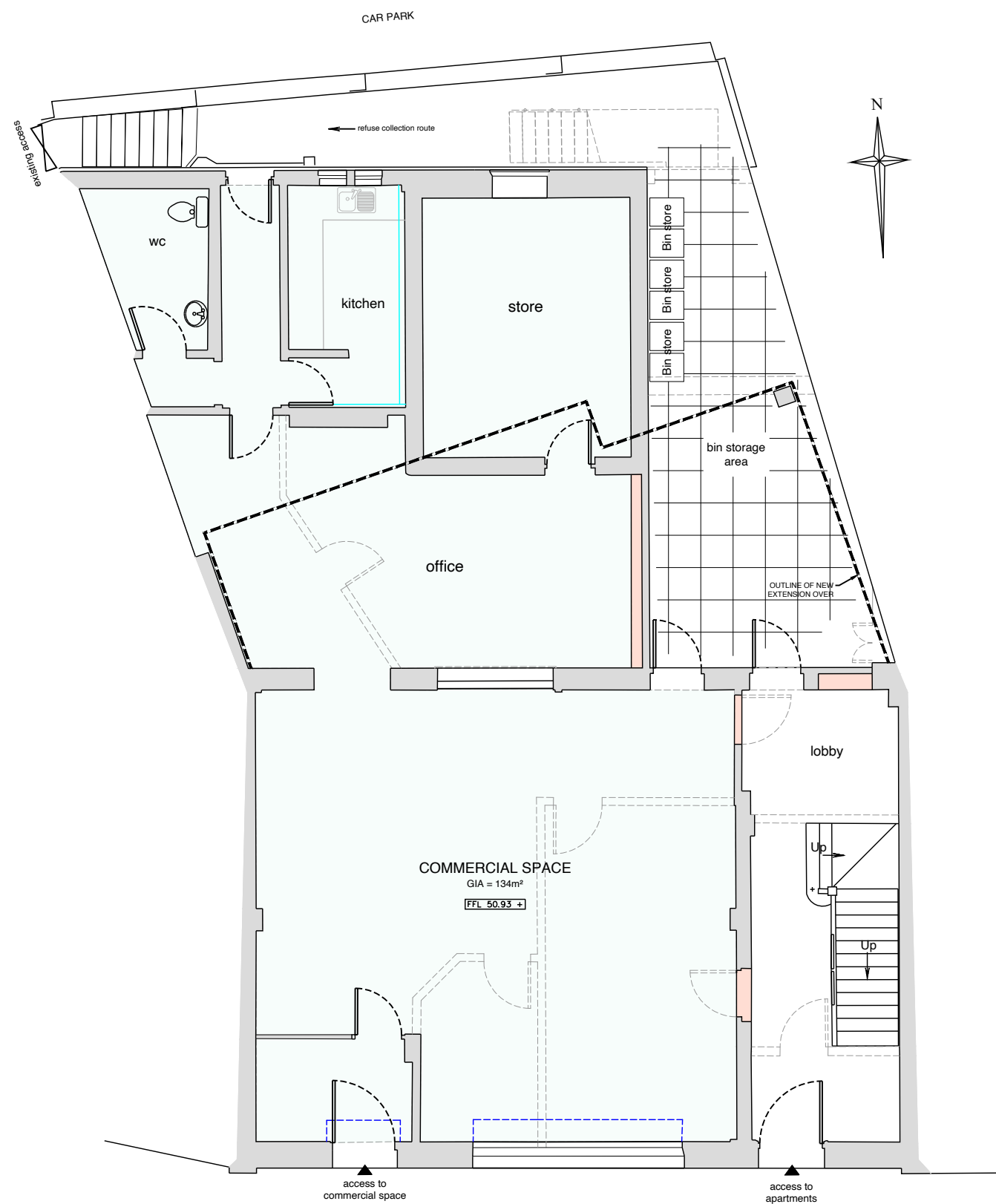
For planning

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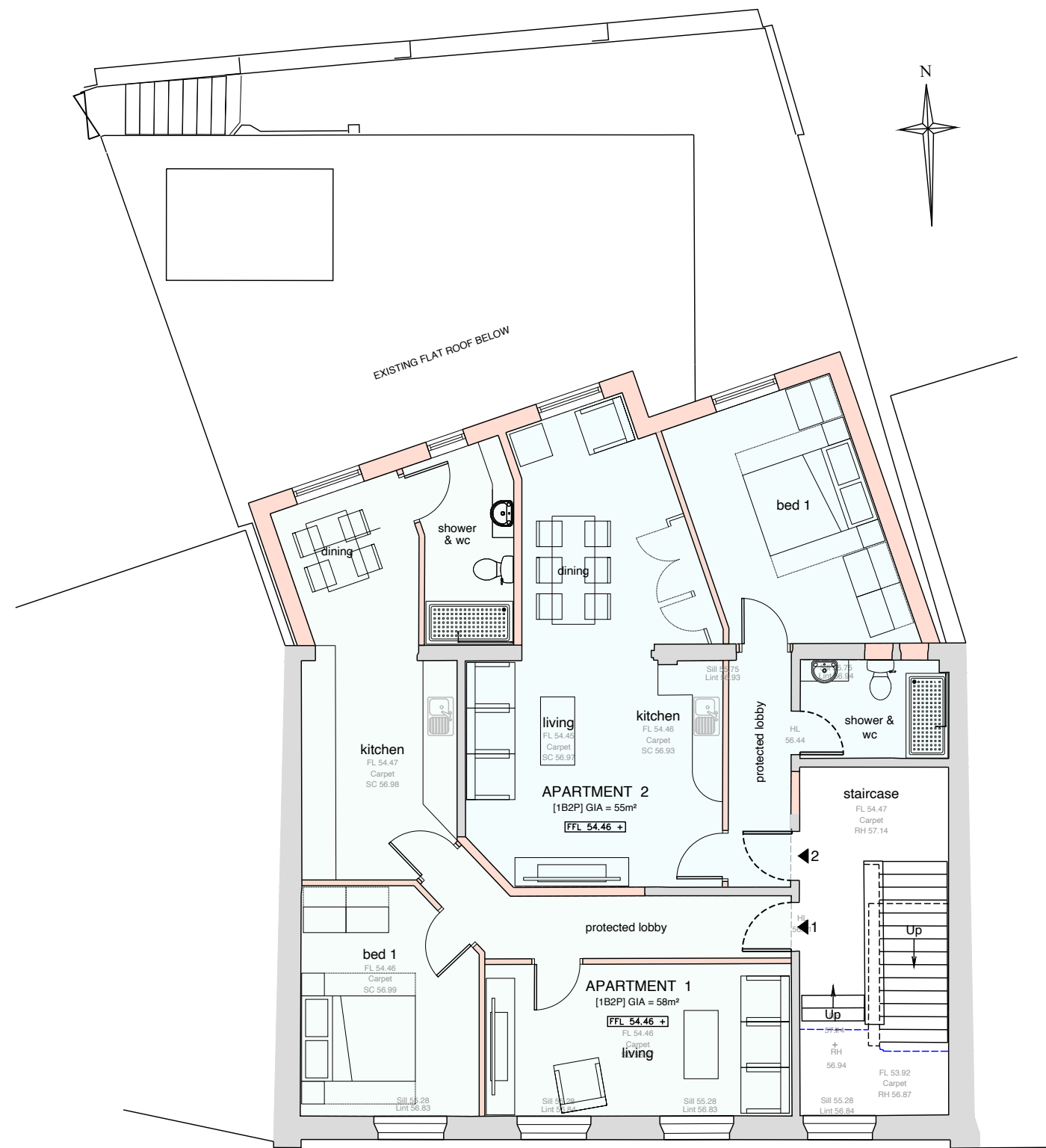
Drawing reference

2009	3	PL - 01	A
Project Number	RIBA Stage	Drawing number	Revision

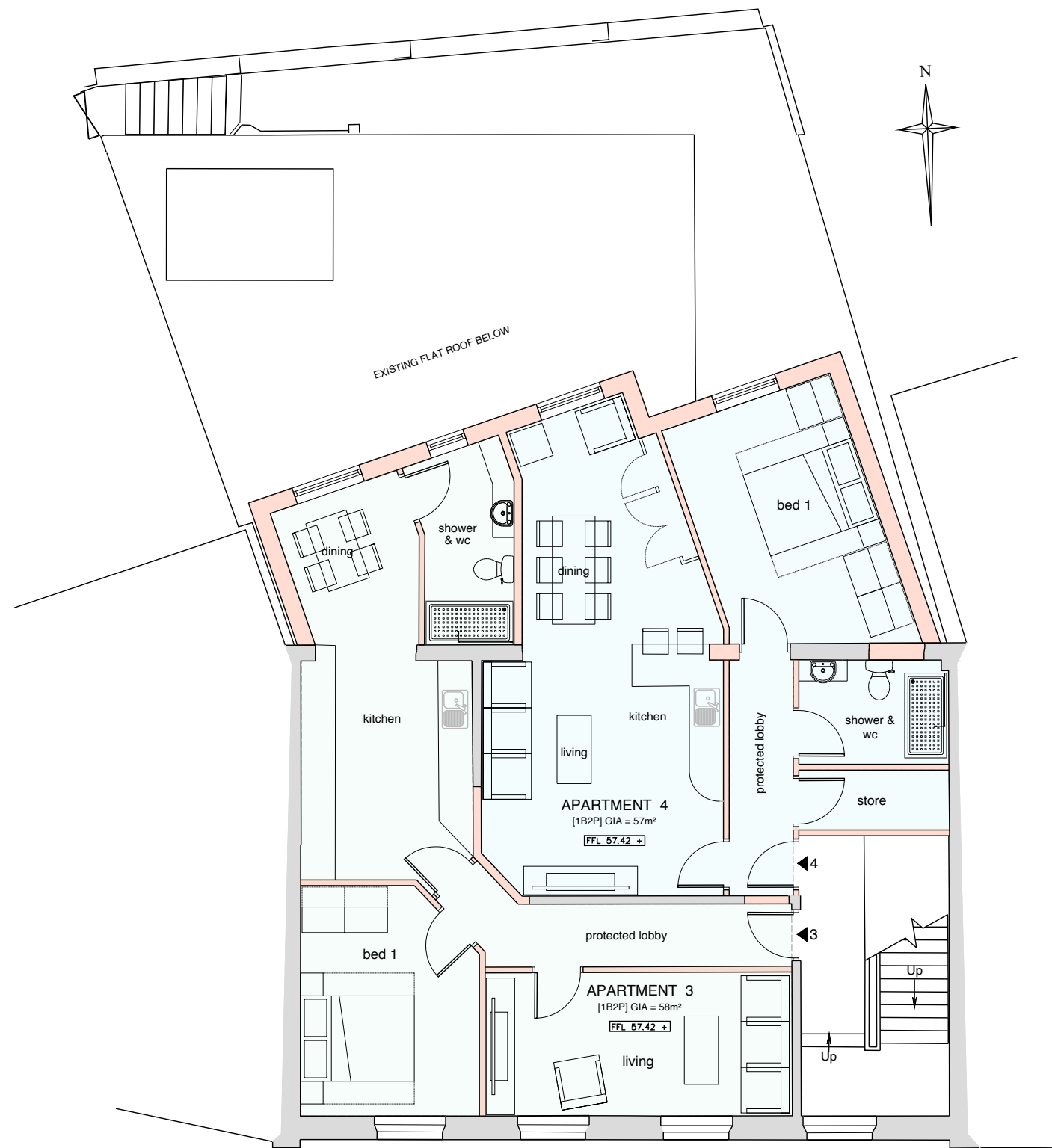
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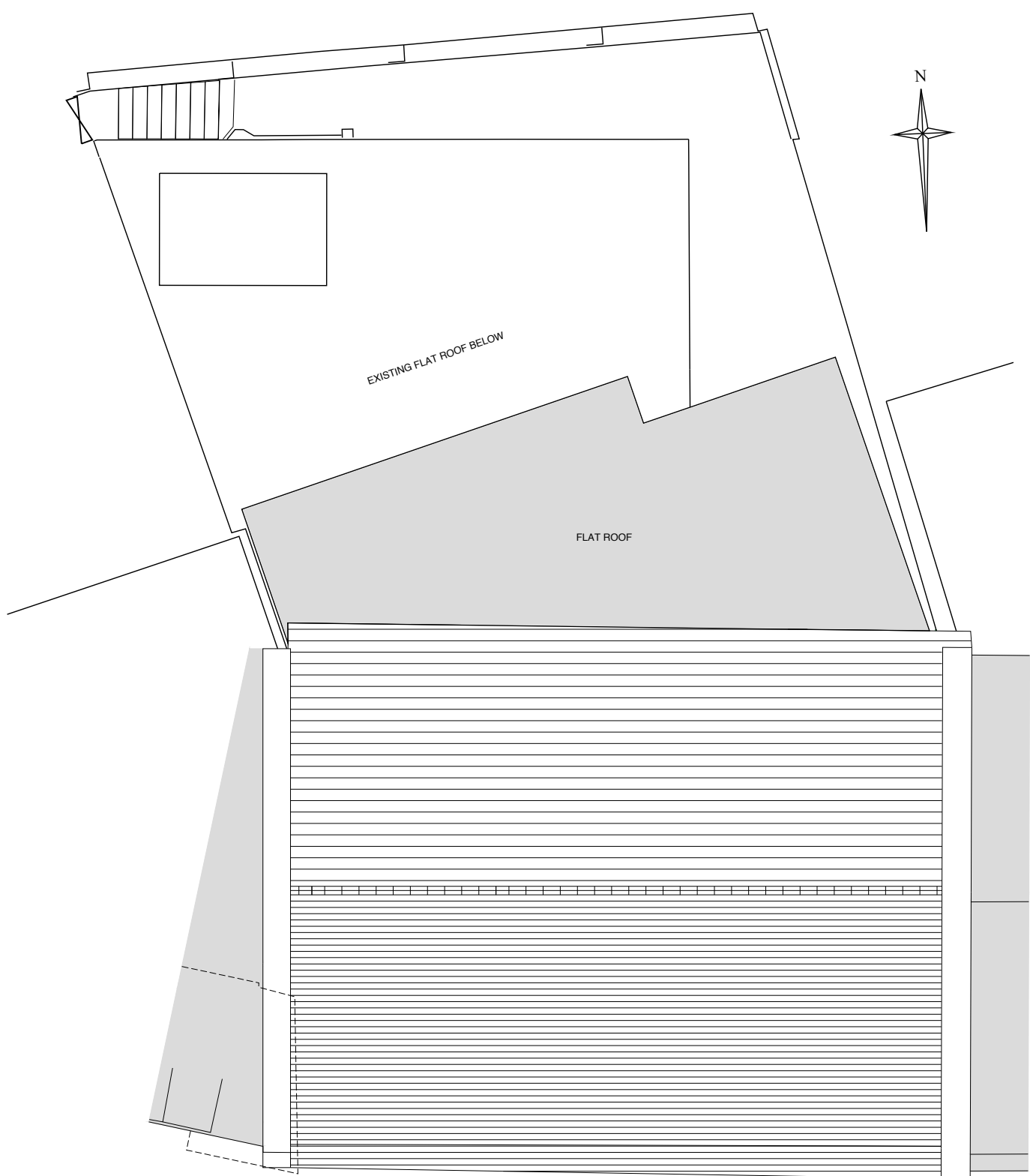
11 Proposed ground floor plan
Scale 1:100



12 Proposed first floor plan
Scale 1:100



13 Proposed second floor plan
Scale 1:100



14 Proposed roof plan
Scale 1:100

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DRAWING NOTES

- 1) PARTY WALL ACT - Elements of proposal subject to Party Wall Award.
- 2) CONTROL OF ASBESTOS REGULATIONS 2012 - A full Refurbishment and Demolition Survey will be required prior to any demolition works being carried out.
- 3) STRUCTURAL SURVEY - A full structural survey together with structural design proposals will be required prior to demolition works being carried out.
- 4) SPRINKLER SYSTEM - Sprinkler systems to BS9251:2014 & BS12845:2015 (commercial) to be incorporated into proposals.
- 5) ACCESS TO REFUSE COLLECTION POINT - Client to make arrangements for/confirm legal access to refuse collection point to rear of property.

SCHEDULE OF ACCOMMODATION

GROUND FLOOR	
COMMERCIAL SPACE	134m²
FIRST FLOOR	
APARTMENT 1	58m²
APARTMENT 2	55m²
SECOND FLOOR	
APARTMENT 3	58m²
APARTMENT 4	57m²

MATERIALS & FINISHES:

- ROOF: NATURAL SLATE
- FLAT ROOF: GREY BAUDER SYSTEM
- WALLS: PAINTED RENDER
- RAINWATER GOODS: UPVC
- DOORS: UPVC
- WINDOWS: UPVC

C	28.06.22	REVISED FOR PLANNING	JB
B	21.09.21	REVISED FOR PLANNING	JB
A	04.12.20	REVISED SCHEME	NA
00	09.11.20	FIRST ISSUE	NA
Rev	Date	Reason For Issue	Chk'd

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Drawing reference

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