

# FOR SALE



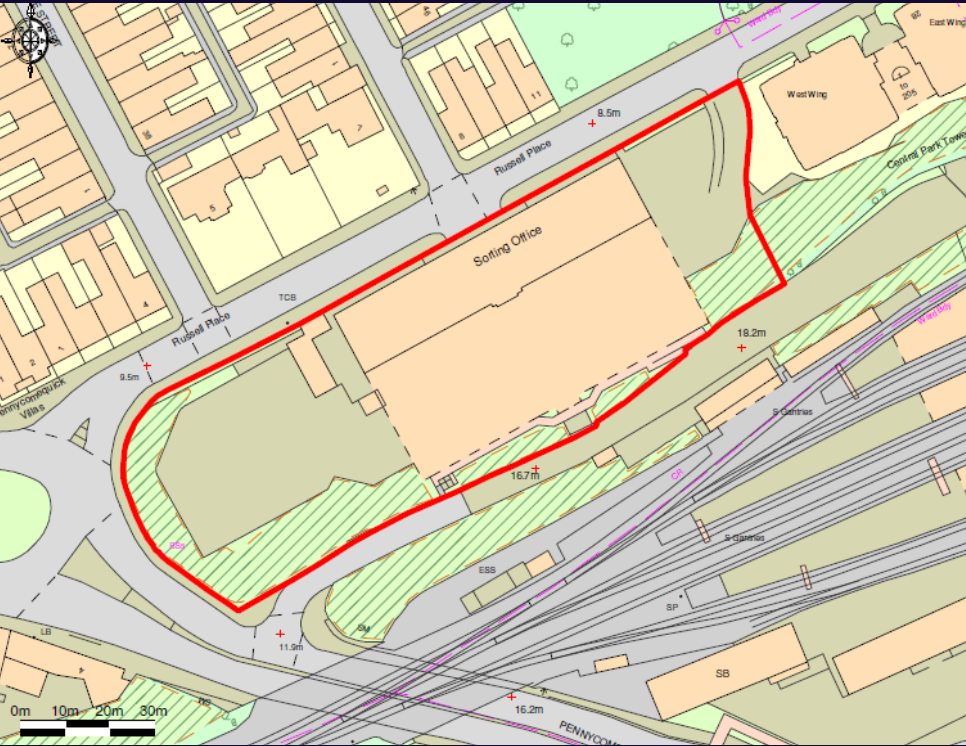
**FORMER DATA ENTRY CENTRE** | 28-29 CENTRAL PARK AVENUE | PLYMOUTH | PL4 6DE

□ STRATEGIC GATEWAY SITE ADJOINING PLYMOUTH RAILWAY STATION □ MAJOR REDEVELOPMENT OPPORTUNITY



# 28-29 Central Park Avenue

- Strategic corner gateway site adjacent to Central Railway Station
- Major redevelopment opportunity
- Existing GIA of 6,251 sq m (67,286 sq ft) with 104 car parking spaces
- Suitable for a variety of commercial and/or residential uses (subject to planning)



## The Property

The property occupies a 0.76 hectare (1.88 acre) site on the south side of Central Park Avenue, directly north of the Plymouth Central Railway Station and to the south of Central Park. The City Centre and Plymouth University are five minutes' walk to the south. The property is highly visible to passing traffic with frontage to Pennycomequick roundabout, which forms part of the strategic road network and is a major gateway into the City Centre from the north.

The property comprises a four storey 1920s red brick building fronting Central Park Avenue together with a substantial 1970s concrete framed gantry style extension block raised on columns to the rear in total providing approximately 6,251 sq m (67,286 sq ft) of gross floor space in mainly office use.

The external areas are predominantly hard surfaced providing car parking for 104 vehicles accessed via a ramp on the property's east boundary which leads down from Central Park Avenue. The parking areas sit at a lower level to Central Park Avenue with retaining walls to the front and rear of the site. A steep bank rises up from the rear retaining wall towards a service road shared with Network Rail forming the property's southern boundary. Immediately to the west of the 1920s building is a detached electricity sub-station and generator house and there is a South West Water pumping station in the south west corner of the site.

## Accommodation

The property is arranged over lower ground, ground and two upper floors and provides a total Gross Internal Area of 6,251 sq m (67,286 sq ft). The net internal areas are as follows:

Description	Basis: NIA	
	Sq m	Sq ft
Lower ground floor	607.91	6,544
Ground floor	734.84	7,910
First floor	811.88	8,739
Second floor	2,829.74	30,459
Total net area	4,984.37	53,652





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### Viewings

The property is to be viewed strictly by appointment with the selling agents.

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## 28-29 Central Park Avenue

### Planning and Technical

The property is currently in use as offices. There are no planning designations affecting the property and the site is not specifically allocated in the Local Development Framework.

Plymouth City Council is working jointly with South Hams District Council and West Devon Borough Council on a new Plymouth and South West Devon Joint Local Plan which will be finalised and adopted later this year. It is anticipated that this will identify the site as suitable for a high density residential led development. The Council has produced a Site Planning Statement indicating potential for 140 apartments via retention and conversion of the 1920s building and new-build 5-6 storey blocks along the site's road frontage. Other potential uses include re-use of the existing buildings for office and storage (possibly self-storage) purposes; education and/or training centre; health and medical uses; and leisure / gymnasium subject to planning justification. The proximity of the University and the Railway Station would also suggest potential for student housing; retail, hotel and catering uses; and for car parking. The site is located partially within the "Tall Building Zone".

The culverted Pennycomequick Stream runs through the rear part of the site and there is a SWW pumping station in the south west corner of the site. A Phase 1 Geo-Environmental Assessment has been produced for the site and a Phase 2 Assessment is currently underway.

A comprehensive information pack is available on request.

### Tenure

Freehold

### Method of Sale

Offers are invited for the freehold interest with full vacant possession.

### Rateable Value

The property is described in the 2017 Rating List as 'Offices and premises' with a rateable value (RV) of £285,000. The current UBR is 47.9p and business rates payable in 2017/18 are £136,515.

### Services

We understand that all main services are available. There is an adopted public sewer within the boundary of the property.

### Energy Performance Certificate

The property is currently rated as 'F'.

### VAT

There is no VAT election in respect of the property.