

# Goschen Centre

SALTASH ROAD, KEYHAM, PLYMOUTH, PL2 2DP

**Vickery Holman**  
Property Consultants



**FOR SALE**

**MAJOR DEVELOPMENT OPPORTUNITY**





## SUMMARY

- Development site opposite Devonport Royal Dockyard
- Major redevelopment opportunity
- Existing GIA of 11,397 sq m (122,682 sq ft)
- Site area of 1.29 hectares (3.2 acres)



# PLYMOUTH

Britain's Ocean City nestles in an area of outstanding natural beauty, with the Dartmoor National Park to the north, whilst the natural harbour of Plymouth Sound creates the southern border with the rivers Plym and Tamar on either side.

Plymouth is the second largest city on the south coast of England and after Bristol, the largest in the south west with a resident population of 262,700. There are a further 100,000 in its travel-to-work area. The City has an economic output of £5.2 billion and 107,000 jobs and it plans to get bigger by growing its population to 300,000 and expanding its economy.

Plymouth is renowned for its maritime history, which includes Drake and the Pilgrim Fathers. 2020 marks the 400th anniversary of the sailing of the Mayflower from Plymouth UK to Plymouth Massachusetts.

The marine industry sector is extremely important in the city, with 300 firms employing around 13,600 people. Plymouth University is one of the largest centres for marine excellence in Europe.

Devonport is the largest naval base in Western Europe and has been supporting the Royal Navy since 1691. It is the UK's main location for deep maintenance of surface and submarine vessels and generates around 10% of Plymouth's income.

The city has excellent road connections with the A38 providing access west to Cornwall and east to the national motorway network at Junction 31 of the M5 motorway at Exeter. Plymouth's mainline railway station provides regular services to London Paddington of just over 3 hours. There are also other direct services to Bristol, the Midlands, the North, Scotland and South Wales. Exeter Airport is approximately 50 miles away and Newquay airport is approximately 45 miles away.



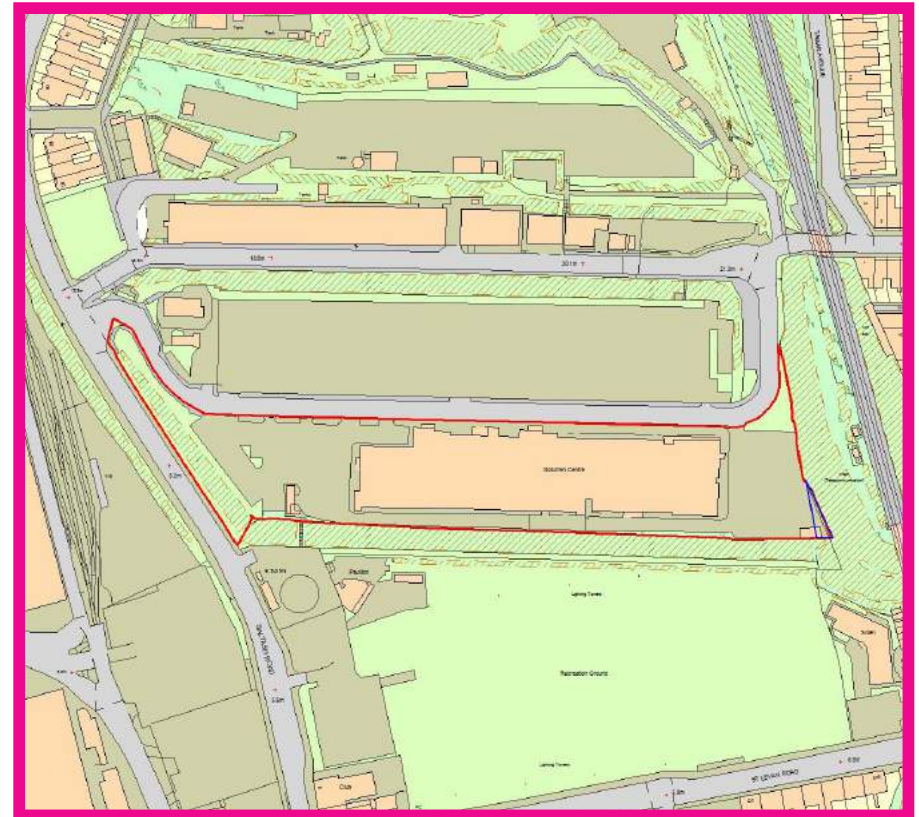


# THE PROPERTY

The Goschen Centre was constructed by the Ministry of Defence in 1968 as training workshops for Dockyard apprentices on infill land. In more recent times the property has been utilised by City College Plymouth as a training facility.

The building comprises three contiguous blocks constructed of an in-situ concrete frame with in-situ concrete floor and roof. The walls on the northern, eastern and western elevations are constructed on a curtain wall form of construction with extruded white aluminium windows as part of the in-fill panels.

In terms of topography the site is essentially level but occupies an elevated position (some 4m above the level of Saltash Road). There are two distinct parking areas located at the western and eastern end of the Goschen Centre. To the rear there is an area which provided a fenced open air play area, which is accessible from the ground floor nursery, located roughly midway along the southern elevation.







# ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement, 2nd Edition. The gross and net internal areas are as follows:

GROSS INTERNAL AREA		
Total Block A	1,788.14	19,247
Total Block B	1,106.90	11,915
Total Block C	8,502.40	91,520
<b>TOTAL</b>	<b>11,397.46</b>	<b>122,682</b>

NET INTERNAL AREA		
Total Block A	1,377.30	14,825
Total Block B	817.50	8,800
Total Block C	6,731.90	72,462
<b>TOTAL</b>	<b>8,926.70</b>	<b>96,087</b>

**Site area: 1.29 hectares (3.2 acres)**

The road which provides access to the site is owned by the adjacent land owners, Babcock. The Goschen Centre has a right to access their site at all times and for all purposes, but Babcock have the right to alter the route. Please enquire for further details.



## FURTHER INFORMATION

### Planning

The property currently has planning permission for use as an educational facility which falls under D1 of the Use Classes Order.

The site is not specifically allocated in the Local Development Framework or the emerging South West Devon Joint Local Plan.

### Tenure

Freehold

### Telephone Masts

There are two telephone masts on the property. One is let to Cornerstone Telecommunications Infrastructure Limited on a 10 year lease from 8th November 2016 with a 5 year rent review at a rent of £11,750 per annum. There is a redevelopment clause within the lease.

The other mast is let to EE/H3G and is in the process of being renewed on the basis of a 10 year lease with a 5 year rent review at a rent of £10,750 per annum.

### Method of Sale

Offers are invited for the freehold interest with full vacant possession on a conditional or unconditional basis.

### Legal Fees

Each party to be responsible for their own costs incurred.

# FURTHER INFORMATION

## Rateable Value

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £347,500 effective from 1st April 2017. Therefore making the approximate rates payable £171,317.50 per annum for 2018/19. The rateable value for the two telephone masts as at 1st April 2017 is £12,250 each. Interested parties are advised to confirm the rating liability with Plymouth City Council.

## Services

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## Energy Performance Certificate

Not required if the property is due to be demolished and redeveloped.

## Restrictive Covenant

The vendor will require a restrictive covenant to be placed on the title to prevent the site being used for any use that is regarded as competition to City College Plymouth.

## Japanese Knotweed

There is Japanese knotweed on the southern site boundary which has grown through from the adjoining site. There is a management plan in place.

## VAT

The property has not been elected for VAT and therefore VAT is not payable on the purchase.

## Information Pack

An information pack is available, please contact the agent.

## Money Laundering

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

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## Viewing Arrangements

Joanne High

DD: 01752 234123 M: 07525 984445 E: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

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