

40 Hooe Road

| Hooe | **Plymouth** | Devon | **PL9 9RG** |

Lambert
Smith
Hampton



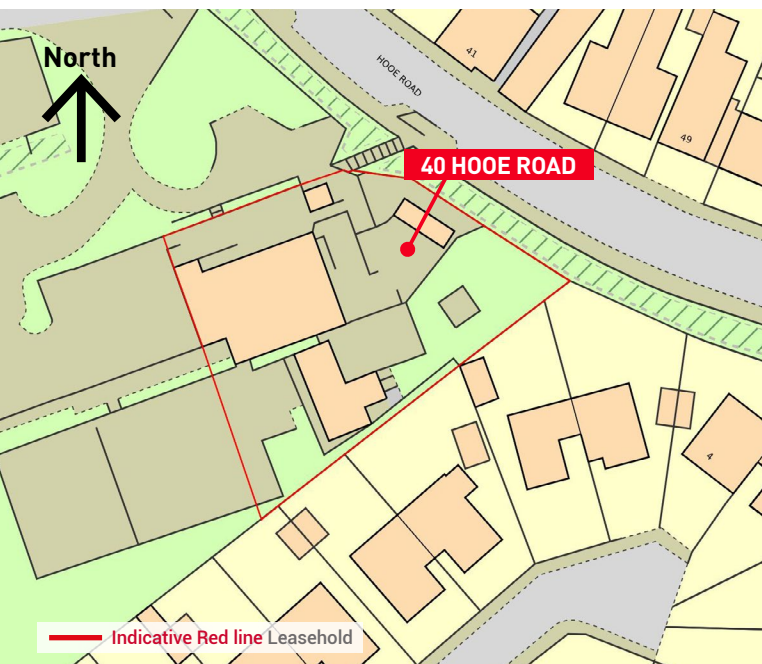
OPPORTUNITY SUMMARY

- ✓ Leasehold interest
- ✓ Sold with vacant possession
- ✓ 0.12 hectare (0.30 acre) site
- ✓ Offers in excess of £130,000 for the land & buildings
- ✓ Fixtures & fittings are available for purchase

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FOR SALE – DAY NURSERY & LAND



Location & Situation

40 Hooe Road is situated in the suburb of Hooe, within Plymstock, in the city of Plymouth, Devon. Hooe is positioned on the eastern side of Plymouth Sound and lies adjacent to the estuary of the River Plym, giving the area a semi coastal character.

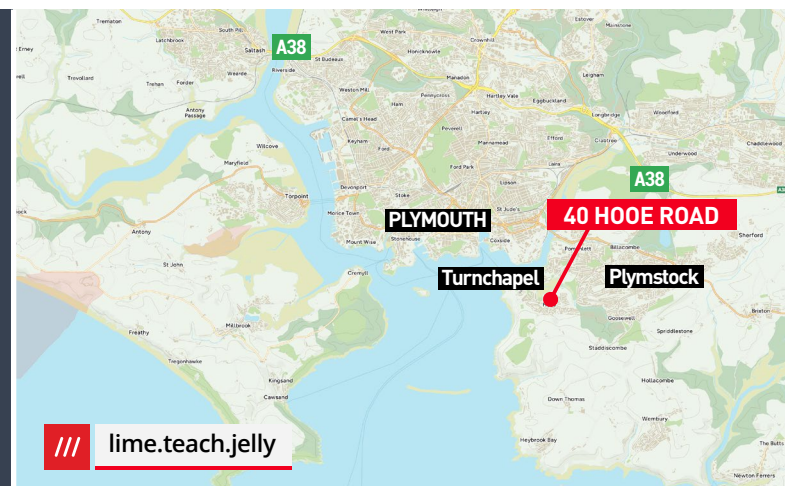
Hooe Road itself is a mixed residential and commercial street maintained by Plymouth City Council. It connects to several local routes including Radford Park Road, Lake Road and Barton Road, and contains a range of residential properties. The street sits approximately 2.2 miles southeast of Plymouth city centre.

Description

The property is an irregularly shaped land area of approximately 0.12 hectare (0.30 acre) with a gentle slope to the north. The site contains four buildings, enclosed decking areas, outdoor play areas, and an underground store room.

The main building is a single storey property which is comprised of a classroom, staff room, kitchen and W.C facilities. There are 3 additional detached timber cabins which are included within the boundary however, there is another cabin which is located outside the boundary, we also note that these structures have not been granted planning permission.

We understand there have been discussions regarding the retrospective inclusion of this cabin, as well as the potential for planning permission to be granted. We can provide further information on this upon request.



Accommodation

We have been provided with measurements which we understand is in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Building/Description	Sq Metres	Sq Feet
Main Building Entrance lobby, office, kitchen, store room, play/class rooms, WCs, laundry.	128.85	1,387
Hedgehogs Cabin Open plan play area/classroom, kitchenette, WC.	35.53	382
Badgers Cabin Open plan play area/classroom.	13.10	141
Cubs Cabin Open plan play area/classroom.	20.32	219
Ducklings Cabin Open plan play area/classroom, partitioned kitchen/dining area.	28.04 (GIA)	302
Cellar Storage Open plan storage area (excluding staircase).	32.80 (GIA)	353
Total Gross Internal Area:	258.64 sq m	(2,784)

Proposal

Offers in excess of £130,000 for the **land and buildings** with fixtures and fittings also available for purchase, further information is available upon request.

Business Rates

We have made enquiries and note the property appears in the 2023 Rating List and is listed as follows:

Address/Description	Rateable Value
All Aboard Pre-school, Hooe Road, Plymouth, PL9 9RG Pre-school and premises	£8,500

We note that from 1 April 2026 the rateable value will be **£6,900**.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Tenure

We understand the property is held on a **leasehold title** under **DN652231**.

Date: 28 November 2014

Term: 28 November 2014 to and ending on 27 November 2039

Parties: (1) Learning Academies Trust ("LAT")
(2) Seedlings Pre-School Limited

Rent: Peppercorn per annum

The property will be sold with **Vacant Possession** and has the necessary rights of way but would recommend legal advice is sought to confirm this.

EPC

EPC rated **D(99)**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Viewing and Further Information

Viewing strictly by prior appointment.

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