



Retail/Motor Showroom/ Trade Counter Unit and adjacent Workshop/Warehouse Unit

1 Burley Court, Pillmere Drive, Saltash, Cornwall, PL12 6XB

Up to 510.36 sqm (5,493 sqft) approx.

- Hi-spec Retail unit with adjacent workshop/storage unit
- Prominent road fronted site adjacent to Carkeel Gateway Retail Park and A38
- Suit a range of uses (stp)
- Re-available due to abortive letting

TO LET

All Enquiries

A0907

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

Email: johns@monkandpartners.co.uk

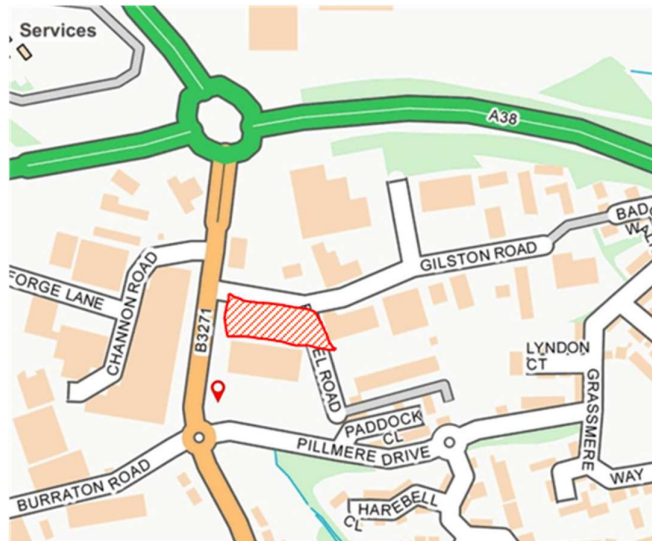


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SITUATION:

The unit is located in a prominent roadside location at Saltash, Cornwall just across the River Tamar from Plymouth and just off the A38 Carkeel junction.

Burley Court occupies a corner site fronting both Callington Road and Pillmere Drive. Nearby and adjacent occupiers include Lidl, McDonalds, Costa, B&M etc. along with the established and popular Gilston Road Industrial Estate with Travis Perkins and numerous other industrial users present.



DESCRIPTION:

The property comprises a high quality steel portal framed glazed showroom unit with mezzanine along with adjacent entrance vestibule, office and welfare space.

ACCOMMODATION:

(All dimensions and areas are approximate)

Showroom	200.20 sqm	(2,155 sqft)
Mezzanine	50.31 sqm	(542 sqft)
Link	33.82 sqm	(364 sqft)
Offices/Welfare	46.38 sqm	(499 sqft)
Workshop/storage	131.9 sqm	(1,420 sqft)
Mezzanine	47.75 sqm	(514 sqft)
Total	510.36 sqm	(5,493 sqft)

Parking to the front, side and rear of the unit.

SERVICES:

We understand that mains services electricity, water and drainage will be connected or available to the unit. Gas may also be available.

RATES:

To be assessed.

TERMS:

The unit is available on new full repairing and insuring lease for a term to be agreed.

The showroom and/or workshop may be available separately.

RENT:

£75,000 p.a. is sought.

EPC:

A qualifying Energy Performance Certificate will be available for the unit.



PLANNING:

The property has recently obtained a planning permission permitting a change of use of car sales showroom to Retail (Class E) and workshop/storage /distribution (Class B8).

VAT:

VAT will be charged on the rental and other outgoings.



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LEGAL COSTS:

Each party are to bear their own legal costs incurred in the transaction.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenants to provide proof of identity along with any other associated documents prior to completion of leases.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
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SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: www.commercialleasecodeew.co.uk

August 2025

