

PIZZA TIME



Unit 5 Chaddlewood, Plympton

The letting of Unit 5 Chaddlewood, Plympton to Domino's Pizza is an example of their on-going expansion within Plymouth. The deal was agreed prior to marketing the unit and demonstrates the importance of close co-operation between "hungry" retailers and forward-thinking, knowledgeable agents.

The unit is part of a small shopping precinct surrounding the Co-operative Supermarket, which benefits from a number of other takeaway units, Corals and the Co-op pharmacy. Our client the Co-operative group were pleased with the addition of Domino's to their precinct replacing Tyndalls Tapas Restaurant.

To ensure national covenant tenants requires a proactive attitude as well as commercially aware agents.

Contact Byron Hammond on **01752 670700** / byronh@sccplymouth.co.uk

LET'S GET PHYSICAL



Callywith Gate, Bodmin

An Industrial unit 2,190 SQM (23,560 SQFT), has been let at Callywith Gate, Bodmin to Callywith Centre by Truro and Plymouth offices of Stratton Creber Commercial. Callywith Centre is a gymnastic, trampolining and fitness centre who offers gymnastics and trampolining for children and adults of all ages. Their fitness classes include Zumba, Pump FX, Step as well as many others. For information regarding the Callywith Centre log onto www.callywithcentre.co.uk.

After successfully letting Unit 1, we are now offering Unit 2 Callywith Gate for let. Unit 2 is a distribution unit 3,228 SQM (34,766 SQFT) with secure storage compound.

Contact Tim Smart on **01872 261028** **07778 577487** / timsmart@scctruro.co.uk

Good news for Exeter retail

The former Habitat premises in Queen Street has been let to 99p Stores which will create around 35 new jobs in Exeter. The former Habitat premises comprises approximately 14,000 sq ft on two floors of sales and opened as a new 99p discount retail store on Monday, 5th December in time for Christmas.



Damian Cook of Stratton Creber Commercial who acted jointly with Macarthur Wilson on behalf of the owners Antler 22 was delighted to have received such strong interest for the premises from both the retail and leisure sectors. He also reports confidence in Exeter remains strong from retailers which has been strengthened with the opening of John Lewis in 2012.

Recent results from the City Centre Management Survey published on 3rd November 2011 shows the city vacant unit rate now stands at 6.6%, a decrease from 7.4% in September 2011 and against the national average of between 10% and 14%. Retail vacancies now stand at their lowest level since January 2011 and are significantly lower than 2009.

Other recent transactions to complete in Exeter include Hotter Shoes, Republic and Urban Outfitters and the new Marks & Spencer Simply Food outlet at Exe Bridges.

Contact Damian Cook on **01392 202203** / damian@sccexeter.co.uk

Good marketing 'excise'

The Plymouth office are delighted to announce the sale of the former Customs House, The Barbican, Plymouth.

The Customs House is an impressive, 3-storey building dating back to 1820. The building carries substantial historical significance having been occupied by the Customs & Excise for some 190 years and acts as one of the most prominent architectural focal points in the harbour. This commanding double-fronted building is arranged around a central external quadrangle. The total square footage of the property equates to 800.47 sq.m (8615 sq ft).



Offers were sought in the region of £750,000 for the freehold interest. The marketing gave many local residents an opportunity to see behind the doors of this intriguing opportunity.

Park & Ride success

After commencing marketing in 2006 on behalf of Plymouth City Council, we are delighted that planning permission has now been granted for Taylor Wimpey's long awaited housing scheme adjacent to the Park & Ride in Roborough, Plymouth.



The 3.4 acre site will have 58 new dwellings, 30% of which will be affordable homes and will also provide a large area of public open space. The site was sold off an original guide price of £2million.

Contact Chris Ryland on **01752 670700** / chrisryland@sccplymouth.co.uk

TWO FOR THE PRICE OF ONE



7-8 Market Street, Falmouth

Two prime retail units opposite Marks & Spencer and next to Café Nero have been let in Market Street, Falmouth in deals which saw our Truro and Exeter offices working together.

The two shops are in the same 1930's block on the prime southern side of Market Street. One unit was let to Saltrock Surfwear Ltd, an internationally recognized surfing brand, while the other unit was let to Everything Everywhere Ltd, the parent company for Orange and T-Mobile.

Contact Tim Smart on **01872 261028**
timsmart@scctruro.co.uk

RENAISSANCE OKEHAMPTON



Exeter Road & North Road

The Exeter office have just sold two buildings totalling 39,650 sq ft in Okehampton, one the former Citylink premises in Exeter Road and the other 66 North Road. Both have been acquired by owner-occupiers.

Contact Andrew Hosking on **01392 202203** / andrew@sccexeter.co.uk

EVERY LITTLE HELPS



Sidwell Street, Exeter

The Exeter office has completed the sale of the former Stoneman & Bowker furnishings store in Sidwell Street.

The premises are to be occupied by Tesco on the ground floor and up to 100 residential units on the upper parts.

Contact Damian Cook on **01392 202203** / damian@sccexeter.co.uk

Vendors' prayers are answered

We are pleased to announce the sale of the Kingdom Hall premises for behalf of the Jehovah Witnesses to the Coptic Church.

Located within the heart of the Tamar Science Park boundary where there are newly developed offices surrounding the entire site. The premises comprise a single-storey red brick building with timber frame construction. The premises are located on a sloping site which has recently been landscaped to provide additional parking areas for approximately 49 vehicles. This L shaped configuration comprises of a total of 2080 sq ft.

In view of the significant interest gained the premises were sold via best and final bids. Offers were sought in the region of £350,000 and with the strong interest that was obtained the building sold in excess of these levels.

Contact Chris Ryland on **01752 670700** / chrisryland@scpplymouth.co.uk



Stadium for Cornwall update

On the 17 November 2011 a Cornwall Council Planning Meeting was held at which, after debate, approved 14 - 4 the outline planning permission for a stadium to be built at Langarth near the Park and Ride, Threemilestone, Truro. The matter now goes before the Secretary of State for approval.

Cornish Pirates owner Dicky Evans has issued a statement clarifying the future of the club and its proposed move to the new stadium. In the statement, Evans revealed that he remains hopeful that the Championship club will have a new home in time for 2013/14 season.

Contact Tim Smart on **01872 261028** / timsmart@scctruro.co.uk



No longer last orders at pub site

Acting on behalf of Bovey Tracey Town Council, Stratton Creber Commercial have successfully acquired the site of The Old Thatch Inn, formerly an historic landmark in the Dartmoor edge town.

The picture postcard thatched pub and restaurant, was totally destroyed by fire on the night of 6th July 2008, fortunately without casualties, and the town has suffered from having only the outline of the fine whitewashed cob walls behind unsightly Heras fencing since that night. The site, in the main street of the expanding town - known as The Gateway to Dartmoor - and adjoining the visitor car park close to the bridge over the River Bovey, has been acquired by the Town Council for community purposes.

Stratton Creber Commercial act on behalf of a number of town, borough and district councils throughout Devon and Cornwall, with advice, acquisitions and disposals.

Contact Chris Ryland on **01752 670700** / chrisryland@scpplymouth.co.uk

