

FOR SALE

Listers
PROPERTY CONSULTANTS

Merchants House

70 Mutley Plain, Plymouth PL4 6LF

2,446 ft² / 227 m² FREEHOLD £225,000

Shop, basement, upper parts & parking



Tel: 01752 222135
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www.listers.uk.com

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Location

Mutley Plain is a bustling “high street” immediately to the north of Plymouth City Centre and enjoys a lively student and local business trade as well as a retail offer that supplements the covered mall. There is a 142-space surface pay car park as well as unrestricted side street parking out of peak times. Regular buses serve Mutley Plain from the city centre and other suburbs and the mainline railway station is within 10 minutes’ walk.



The property is situated on the west side of the street, adjacent to the Swarthmore Centre, Bargain Booze and opposite Starbucks.

Description

The property comprises a post-war ground floor shop and self-contained upper parts, together with an older tenement building of 3 floors plus car parking to the rear. The property offers medium-long term investment/development potential (stpp), currently producing £26,500pa.

Tenancies

Ground Floor shop, basement and offices – Let to Enham Trust for a term of 11 years commencing in 2016, expiring in May 2027, at annual rent of £16,000, rising to £18,500pa in 2022.

Upper, rear and lower floors and car park – to be let outside the L&T Act on new 5 year lease(s) with mutual annual break clauses at a combined annual rent of £10,500.

A modest service charge is applied for the upkeep of external and common parts.

Accommodation

Ground Floor

	m ²	ft ²
Retail shop	45.6	547
Courtyard office	24.5	264
Office	16	175
Office	17	185

First Floor

Office 1	41	442
Office 2	24	258
Office 3	14	155

Second Floor

Kitchen	TBC	
Office	TBC	

Basement

Store	3.3	35
Kitchen	11	118

TOTAL	196ft²	2,114m²
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Services

All mains services are supplied to the property.

EPC: Ground floor shop:	C 70
Ground, lower and upper floor offices:	TBC

Business Rates

The property is currently assessed in multiple units with a combined Rateable Value 2017 of £21,715. UBR multiplier 2018/19: 49.3p in the £

Terms of Availability **subject to contract**

The property is available freehold, subject to the current tenancies.

Viewing

Strictly by appointment with the co-operation of the existing occupiers.

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