

NEW
TYRES
PART WORN
STONEHOUSE MECHANIC PWT LTD



PIRATE STUDIOS



Notice
Vehicles and
contents are left
here entirely at
owner's risk



F. T.
FLOORING SPECIALIST



STONEHOUSE STREET, PLYMOUTH

DEVON, PL1 3PE

BK Bruton Knowles

est. 1862

www.bruntonknowles.co.uk

CODE 5470

STONEHOUSE STREET, PLYMOUTH

DEVON, PL1 3PE

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

SINGLE LET COMMERCIAL INVESTMENT

LOCATION

Plymouth is the largest city on the south coast of England and in Devon and Cornwall, with a population in excess of 250,000 residents, which is expected to grow in future years. It provides a comprehensive range of business, leisure and amenity facilities and is situated on the A38 Expressway, the main arterial route through the county of Devon to the south of Dartmoor and is one of the principal routes into Cornwall. The A38 connects to the national motorway network at Exeter approximately 40 miles to the north-east of Plymouth. Plymouth also has the benefit of a railway station on the Penzance to Paddington main line, and continental ferry connections to Northern France and Spain.

The premises occupies an excellent central location, lying to the west of the city centre in the popular commercial area of Stonehouse and immediately adjacent to the regeneration area of Millbay. The property occupies a prominent position fronting Stonehouse Street.

DESCRIPTION

We have been instructed to sell the Freehold interest in the premises, subject to the existing lease, a copy of which is available via our website or upon request.

The lease is dated 17th July 2017 and is for a term of 10 years, with a tenant only break (not exercised) and rent review on the 5th anniversary of the term.

The rent passing is £16,000 pa (£4.50/sqft). (Reversionary Rent) The estimated rental value (ERV) is £21,000 pa (£6.00/sqft).

TENANT INFORMATION

Pirate Studios Limited - Company number – 09669260.

Pirate Studios has 27 sites in the UK as well as locations in Europe and the USA.

ACCOMMODATION

	Sq ft	Sq m
WAREHOUSE/WORKSHOP	3555	330

ENERGY PERFORMANCE CERTIFICATE

Rating – E (118) – copy available via agents website or upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

TERMS

We are instructed to seek offers in the region of £275,000 for the interest, subject to the existing tenancy. Based upon the ERV, a purchase at this level represents a Reversionary net initial yield of 7.42% after the allowance of purchasers costs of 2.98%.

VIEWING

By appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLAN

