

Lot 23, Royal London House, Plymouth, Devon PL1 1HY

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



City Centre Retail and Office Investment

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Property Information

City Centre Retail and Office Investment

- Prominent retail/office investment in central location
- Substantial building with a total floor area of approx. 954.64 sq m (10,275 sq ft)
- Immediate asset management opportunities
- Prime High Street thoroughfare close to the Armada Way shopping centre
- Nearby occupiers include Sainsbury's, Tesco, McDonald's, Subway, Caffè Nero, Greggs, Sports Direct, Clarks & HMV.
- VAT free investment

Lot

23

Auction

17th September 2026

Rent

£59,300 per Annum Exclusive
(3)

Sector

Retail, Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

7 miles south-west of Dartmoor National Park, 40 miles south-west of Exeter

Roads

A38, A386, A388

Rail

Plymouth Railway Station

Air

Exeter International Airport, Cornwall Airport Newquay

Situation

The port city of Plymouth is located on the south west coast 40 miles south west of Exeter, 30 miles east of St Austell and 7 miles south of Dartmoor National Park. The property is located in the city centre on Armada Way close to its junction with Cornwall Street and Armada Way shopping centre. Plymouth Bus station is close by together with a number of public car parks. City of Plymouth University and Plymouth railway station are within walking distance to the north. Nearby occupiers include Sainsbury's, Tesco, McDonald's, Subway, Caffè Nero, Greggs, Sports Direct, Clarks & HMV.

Tenure

Long Leasehold. Held from Plymouth County Council expiring in 2118 at a current ground rent of £7,759.20 pa, subject to review - please see legal pack for further information.

Description

The property comprises a substantial building providing 2 ground floor retail units with separately accessed offices to the upper floors and storage to the lower ground floor. The property benefits from rear loading via Mayflower Street West.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.
Lower Ground	Storage	222.96	(2,400)	MICHAEL SPIERS (JEWELLERS) LIMITED t/a Michael Spiers	A term of years until 22/05/2027	£2,300
Ground	Retail	117.98	(1,270)	AUDIKA HEARING CARE LTD t/a Audica	A term of years until 19/11/2030 (1)	£22,000
Ground	Retail	70.04	(754)	INDIVIDUAL t/a Cloud 9 Doughnuts	A term of years until 06/02/2030 (2)	£15,000
First	Office	191.56	(2,062)	THE BEST CONNECTION GROUP LIMITED t/a The Best Connection	A term of years until 04/11/2030 (3)	£20,000 (4)
Second/Third	Office	352.10	(3,790)	VACANT	-	-
Total approximate floor area		954.64	(10,275)			£59,300

(1) The lease is subject to a tenant option to determine on 20/11/2028.

(2) The lease is subject to a tenant option to determine on 06/02/2028.

(3) The lease is subject to a tenant option to determine on 04/11/2028.

(4) The lease relating to the first floor provides for a current rent of £10,000 per annum until November 2026, after which the rent increases to £20,000 per annum. The seller will 'top-up' the rent from completion of the sale, so that the property will effectively produce a total of £59,300 per annum.

N.B. The floor areas are provided by the seller.

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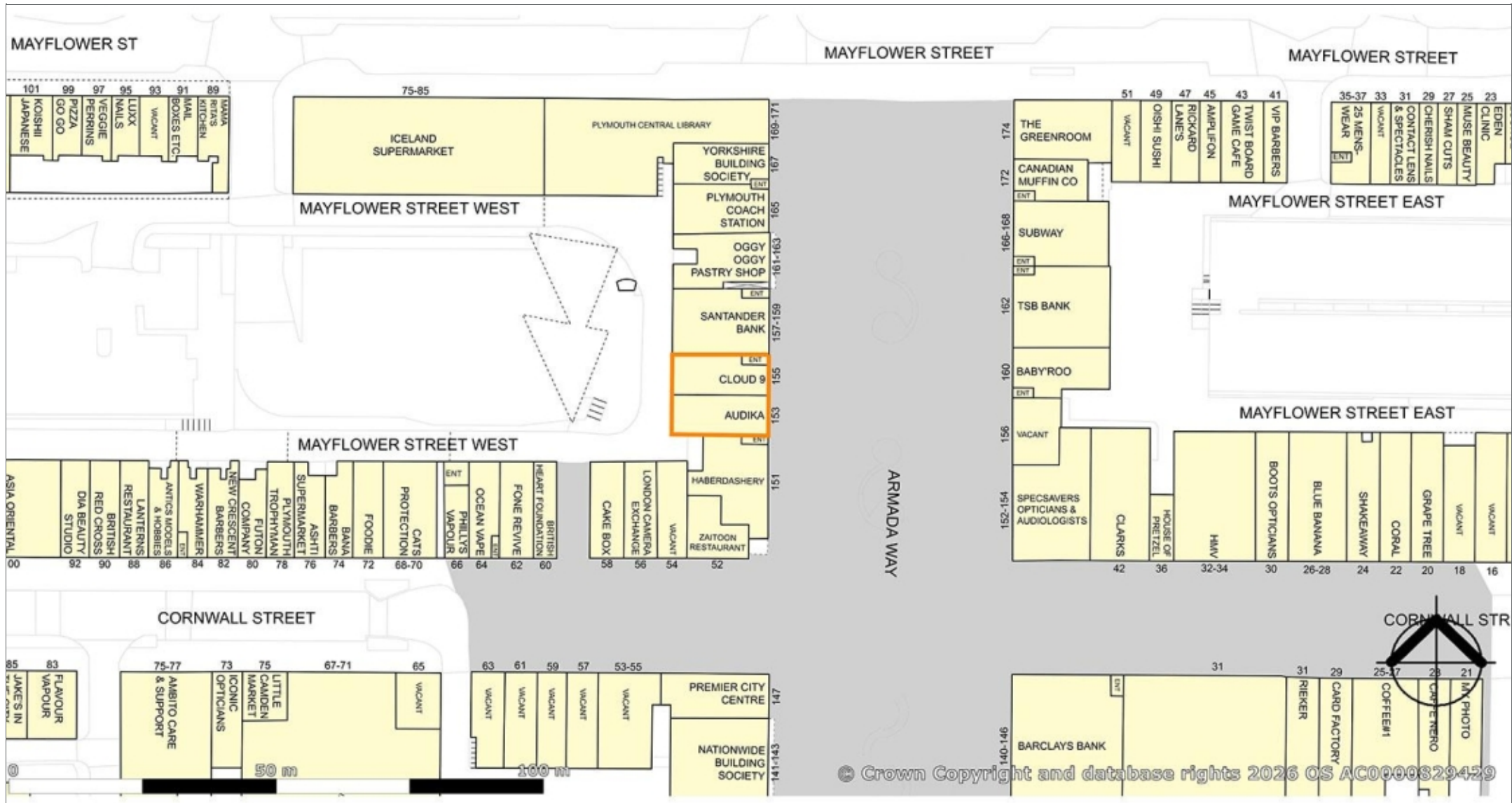
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2024