

# Lot 48

£101,759.38 per annum  
exclusive

## 9-13 Mutley Plain, Plymouth, Devon PL4 6JG

Freehold Convenience Store and Retail Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	199.93 sq m	(2,152 sq ft)	SAINSBURY'S SUPERMARKETS LIMITED (1)	15 years from 05/10/2012 until 04/10/2027 (2)	£86,000	05/10/2017 and 5 yearly thereafter linked to RPI (3)
Ground	Convenience Store	329.81 sq m	(3,550 sq ft)				
First	Ancillary	285.77 sq m	(3,076 sq ft)	13 MUTLEY PLAIN LIMITED with a PERSONAL GUARANTEE t/a Barista Brothers (4)	15 years from 07/11/2014 until 06/11/2029	£15,759.38	07/11/2017 and annually thereafter linked to RPI (5)
Ground	Retail	130.06 sq m	(1,400 sq ft)				
First	Ancillary	24.43 sq m	(263 sq ft)				
<b>Totals</b>		<b>969.97 sq m</b>	<b>(10,441 sq ft)</b>			<b>£101,759.38</b>	

- (1) For the year ending 12th March 2016, Sainsbury's Supermarkets Ltd reported a turnover of £23,168,000,000, pre-tax profits of £810,000,000 and a total net worth of £4,458,000,000 (Source: Experian Group 21/02/2017).
- (2) The lease provides for a tenant option to determine in October 2022.
- (3) The lease is subject to five yearly rent reviews linked to the Retail Price Index, subject to a minimum of 1.5% and a maximum of 3.5% compounded per annum.
- (4) Barista Brothers is a coffee franchise with three outlets in Devon and Dorset (Source: www.baristabrothers.co.uk 22/02/2017).
- (5) The lease is subject to annual rent reviews linked to the Retail Price Index, subject to a minimum of 2.5% and a maximum of 4% compounded per annum.

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### Key Details

- Majority let to Sainsbury's Supermarkets Limited
- Sainsbury's lease expires 2027 (subject to option)
- RPI linked rent reviews
- Approximately 969.97 sq m (10,441 sq ft)
- Prominent main road location close to Plymouth University
- Nearby Occupiers include Aldi, Costa Coffee and Boots the Chemist

### Location

**Miles:** 43 miles south-west of Exeter  
120 miles south-west of Bristol  
**Roads:** A38, A386, A388  
**Rail:** Plymouth Railway Station

### Situation

The property is located mid terrace in a parade on the east side of Mutley Plain, a prominent arterial route one mile north-east of Plymouth city centre. The property benefits from close proximity to Plymouth University. Nearby occupiers include Aldi, Costa Coffee, Tesco Express, Co-operative Food, Superdrug, KFC, Domino's Pizza, Boots the Chemist and JD Wetherspoon.

### Description

The property comprises a convenience store arranged on the ground, basement and first floors and a coffee shop arranged on the ground and first floors.

### Tenure

Freehold.

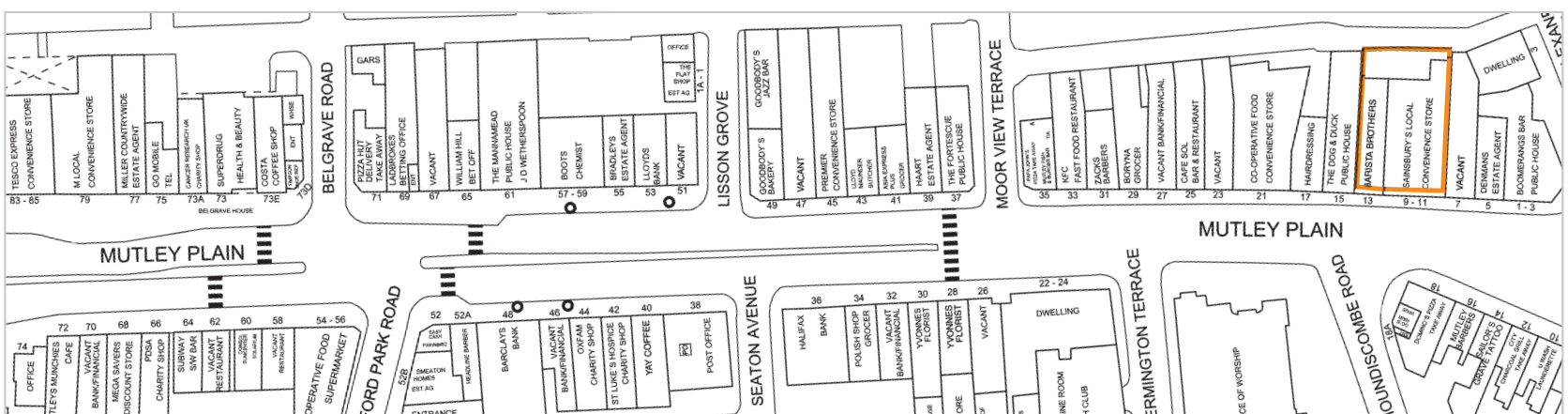
### VAT

VAT is applicable to this lot.

### Six Week Completion



View Along Mutley Plain



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