£16,153.36 per annum

# 13 Mutley Plain, Plymouth, Devon PL4 6JG

**Virtual Freehold Retail Investment** 



### Key Details

- Let to 13 Mutley Plain Limited with a personal guarantee t/a Barista Brothers until 2029
- Prominent main road location close to Plymouth University
- Nearby occupiers include Aldi, Costa Coffee, Tesco Express, Superdrug, KFC, Boots the Chemist and JD Wetherspoon

#### Location

Miles: 43 miles south-west of Exeter 120 miles south-west of Bristol Roads: A38, A386, A386 Plymouth Railway Station Air: Exeter International Airport

#### Situation

The property is prominently located 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, Superdrug, KFC, Boots the Chemist and JD Wetherspoon.

#### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first floor.

#### Tenure

Long Leasehold for a term of 999 years at a peppercorn rent.

#### VAT

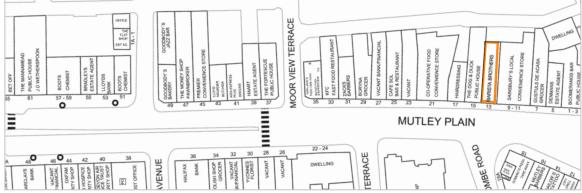
VAT is applicable to this lot.

**Six Week Completion** 

# **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Retail Ancillary	130.06 sq m 24.43 sq m		13 MUTLEY PLAIN LIMITED with a personal guarantee t/a Barista Brothers (1)	15 years from 07/11/2014 until 06/11/2029	£16,153.36	07/11/2018. Annually linked to RPI (2)
Totals		154.49 sq m	(1,663 sq ft)			£16,153.36	

- (1) Barista Brothers is a coffee franchise with three outlets in Devon and Dorset (Source: www.baristabrothers.co.uk 8/11/2017).
- (2) 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.



Copyright and confidentiality Experian, 2013. @Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only

#### Acuitus

John Mehtab +44 (0)20 7034 4855 john.mehtab@acuitus.co.uk

## Billy Struth

+44 (0)20 7034 4854 billy.struth@acuitus.co.uk

# Seller's Solicitors: Blackstone Solicitors Tehmina Yakoob

+44 (0)20 8971 9520 t.yakoob@blackstonesolicitors.com