

# Lot 79

£16,153.36 per annum exclusive

## 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, A388  
**Rail:** 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	Retail	130.06 sq m (1,400 sq ft)	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)
First	Ancillary	24.43 sq m (263 sq ft)				
<b>Totals</b>		<b>154.49 sq m (1,663 sq ft)</b>			<b>£16,153.36</b>	

- (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

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Blackstone Solicitors**  
Tehmina Yakooob  
+44 (0)20 8971 9520  
t.yakooob@blackstonesolicitors.com