

# The Vision, Chapel Street, Devonport, Plymouth, Devon PL1 4GH

Freehold Retail Investment

## Lot 52

£49,000 per annum exclusive rising to £52,500 per annum in 2020



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Unit 1	Ground	Retail	65.53 sq m (705 sq ft)	VIP VAPERS (1) PLYMOUTH LIMITED	5 years from 05/06/2018 (2)	£10,000 (3)	2021 (2)
Unit 2	Ground	Retail	47.87 sq m (515 sq ft)	INDIVIDUAL t/a Barbers	04/12/2015 expiring 03/06/2025	£9,500	2019
Unit 3	Ground	Retail	95.94 sq m (1,033 sq ft)	WESTCOUNTRY KITCHENS LIMITED (5) t/a Dream Doors	10 years from 19/02/2019 (4)	£11,500 (5)	2024 (4)
Unit 4	Ground	Retail	67.67 sq m (728 sq ft)	1 LESS WORRY PAYROLL SERVICES LIMITED (6) (8)	5 years from 07/12/2018 (7)	£10,000 (8)	2021 (7)
Unit 5	Ground	Retail	70.71 sq m (761 sq ft)	CHOICE FULFILMENT (SERVICES) LIMITED	5 years from 01/11/2018 (9)	£8,000 (10)	2021
	Upper Floors	Residential		CHAPEL STREET DEVONPORT LIMITED	999 years from 2018		Peppercorn
<b>Total (Commercial)</b>			<b>347.72 sq m (3,742 sq ft)</b>			<b>£49,000 rising to £52,500 pa in 2020</b>	

- (1) Rent deposit held of £1,800.
- (2) Tenant's option to determine in 2021.
- (3) Rent rising in June 2020 to £11,000 p.a.
- (4) Tenant's option to determine in 2022 and 2025.
- (5) Rent deposit held of £2,875.
- (6) www.onelessworrypayroll.co.uk
- (7) Tenant's option to determine in 2021.

- (8) Rent deposit held of £3,000.
- (9) Tenant's option to determine in 2022.
- (10) Passing rent of £5,500 p.a. rising in November 2019 to £8,000 and rising in November 2020 to £10,500 p.a. The vendor will top the rent up so the rent is effectively £8,000 from completion of the sale.

## Key Details

- Modern neighbourhood shopping with residential above
- Prominent corner location opposite library and a primary school
- Five shop units and five car parking spaces

## 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

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West serving a population of approximately 250,000. Plymouth is situated on the border with Cornwall and is accessible via the A38 connecting the city with Cornwall to the west and Exeter to the east. Devonport is a suburb of Plymouth located 1 mile to the west of the city centre. The property is prominently located at the junction of Chapel Street and Phelps Road, opposite a primary school, library and Esso petrol station.

## Description

The Vision comprises five modern ground floor retail units, each with a car parking space. The residential flats on the upper floors are let on a long lease.

## Tenure

Freehold.

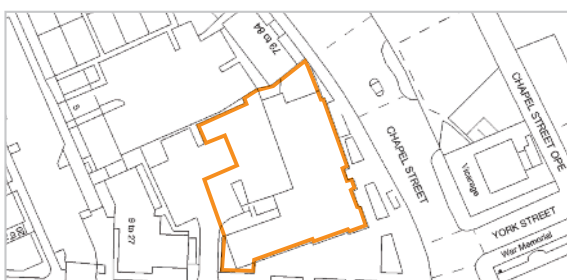
## VAT

VAT is applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Bands A. See legal pack at www.acuitus.co.uk



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