

# Lot 23

£63,220 Per Annum  
Exclusive

## 6 Richmond Walk, Plymouth, Devon PL1 4LL

Freehold Builders Merchant and Motor Trade Investment with Development Potential (1)



### Key Details

- Warehouse, Office and Motor Trade Units of 14,599 sq ft
- Majority let to SIG Trading Limited
- Site area of 0.77 Acres
- 1 mile from Plymouth City Centre and 1.5 miles from Plymouth Rail Station close to Mayflower Marina
- Neighbouring occupiers include Jewson, Malvern Tyres and a number of local traders
- VAT-free Investment

### Location

**Miles:** 1 mile from Plymouth City Centre  
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 property is prominently located just 1 mile from Plymouth City Centre and approximately 1.5 miles from Plymouth Train station in a mixed trade and residential area adjacent to Mayflower Marina. The property is situated on Richmond Walk close to its junction with the A374 Devonport Hill/Stonehouse Bridge. Nearby occupiers include Jewson, Malvern Tyres and a number of local traders.

### Description

The property comprises two ground floor warehouse units and an office building over ground and first floors. A shared yard and entrance to Richmond Walk. The total site area is 0.77 Acres

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See legal Pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	91.76 sq m (987 sq ft)	SIG TRADING	12 years from	£49,220	(22/12/2022)
First	Office	94.72 sq m (1,019 sq ft)	LIMITED (2)	23/12/2010 expiring		
Ground	Warehouse	833.13 sq m (8,968 sq ft)		22/12/2022		
Ground	Motor Trade	336.60 sq m (3,623 sq ft)	WEST HOE GARAGE LIMITED	10 years from 01/07/2016 expiring 30/06/2026 (3)	£14,000	1/07/2021 (30/06/2026) (3)
<b>Totals</b>		<b>1,356 sq m (14,599 sq ft)</b>			<b>£63,220</b>	

(2) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, a pre-tax profit of £2,000,000 and shareholder funds of £260,000,000 (Source: SmartSearch 05/08/2020). SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

(3) The lease provides for a mutual option to determine on 22/12/2022 upon 6 months notice.

### Planning

(1) The site may benefit from future redevelopment to residential use, subject to all necessary consents/permissions and current tenancies Interested Parties are referred to Plymouth Borough Council ([www.plymouth.gov.uk](http://www.plymouth.gov.uk))



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