



**RETAIL INVESTMENT**  
908 SQ FT

**Price: £130,000**

11 Victoria Road  
Plymouth  
Devon  
PL5 1RW

- Prominent corner location in busy Plymouth suburb
- Good quality tenants
- Fully let
- Freehold
- Current Income £13,550 p.a.



## 11 VICTORIA ROAD, PLYMOUTH, DEVON, PL5 1RW

The property comprises two ground floor retail shops with a self contained residential flat at first floor level.

Built in the early 1900s the property is of traditional solid masonry construction under part pitched slated roof and part flat roof.

### Situation

The properties are located in St Budeaux the busy western suburb of Plymouth in a corner position on the junction of Pemros Road and Victoria Road and with good access to the A38 Devon Expressway 1 mile north.

Within the suburb accommodates a number of national and local retailers including Lidl and Co-Op supermarkets, Dominos, Consol, Pizza Hut, Well Pharmacy other estate agents etc.

### Accommodation

(All dimensions and areas are approximate)

#### First Floor Flat

Open plan kitchen and living room, three bedrooms and bathroom. Sold on a long lease.

	Sq Ft	Sq M
Hannah's	359	33.35
Fulfords	349	32.42
<b>TOTAL</b>	<b>908</b>	<b>84.35</b>

### Services

We understand that mains electricity, water and drainage are connected to the retail units with gas connected to the first floor aswell.

### Tenancies

#### 2a Pemros Road

Shop: Let to Countryside Estate Agents (trading as Fulfords) for a term of 10 years from 25th March 2013 and now holding over at a rent of £6,500 p.a.x.

#### 11 Victoria Road

Shop: Let to Hannah's (1988) Ltd for a terms of 5 years from 24th January 2014 and now holding over at a rental od £7,000 p.a.x. Negotiations have commenced for a new 10 year lease with 5 year tenant break option at a rent of £8,500 p.a.x. for years 1 and 2 rising to £9,000 p.a.x for years 3 to 5 inclusive.

#### 2b Pemros Road

First Floor Flat: A lease form 29th September 2000 for a term of 125 years with an annual ground rent of £50.

### Other

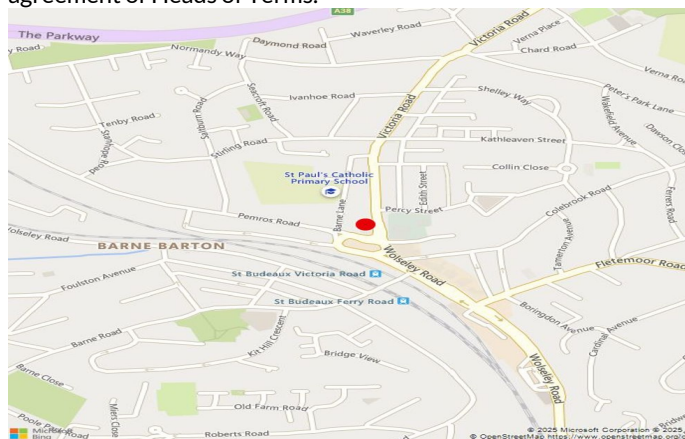
We understand that the property is not elected to charge VAT and therefore not chargeable on the Purchase Price.

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### Other

A successful purchaser will be required to provide relevant information to satisfy Anti Money Laundering Regulations upon agreement of Heads of Terms.



Viewing is strictly via prior appointment with the sole agent(s):

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