



*On the Instructions of Redrow Homes South West:
Retail Investment*

**UNIT 3 PARK AVENUE, DEVONPORT,
PLYMOUTH, PL1 4FR**

106.84 sq m (1,150 sq ft) approx.

- Prominent corner location on arterial route
- Retail unit within major new residential development - Vision
- Let to Appleby Westward
- Long Leasehold (999 years)

FOR SALE

All enquiries

A0850

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

Email: johns@monkandpartners.co.uk



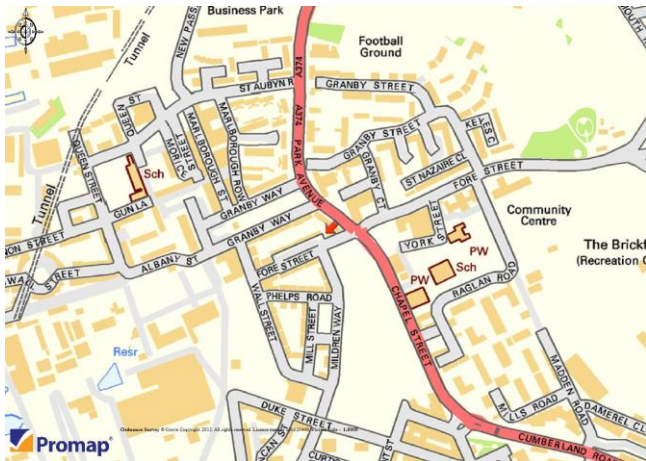
**MONK
&
PARTNERS**

UNIT 3 PARK AVENUE, DEVONPORT, PLYMOUTH PL1 4FR

SITUATION:

The unit is situated in a prominent location fronting Park Avenue, Devonport, the main western arterial route out of Plymouth towards Cornwall.

The location serves a substantial residential population of established and new housing as well as being next to the Granby Gate leading into Devonport Dockyard and forming part of the new Vision development.



DESCRIPTION:

The premises comprise a prominent corner retail unit within a terrace of three lock up ground floor units with vertical panel double glazed shop front with double door access.

ACCOMMODATION:

(All floor areas are approximate)

Unit 3:

106.84 sq m (1150 sq ft)

SERVICES:

We understand mains water, electricity and drainage will either be connected or available to the units.

BUSINESS RATES:

We understand the property is on the Rating List as follows:

Rateable Value: £8,000 p.a.x.

SERVICE CHARGE:

There is a service charge for the property, full details of which are available upon request from the agent.

TENANT:

The property is let to Appleby Westward trading as Spar on a full repairing and insuring lease for a term of 9 years from September 2012 at a current rent of £11,500 p.a.x.

PROPOSITION:

Offers are sought for the long leasehold interest (999 years).

EPC:

The unit has an Energy Performance Rating of C55.

VAT:

VAT will be charged on the purchase price.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners

4 The Crescent

Plymouth

Devon

PL1 3AB

Tel: 01752 255222

Mobile: 07770 653516

E-mail: johns@monkandpartners.co.uk

Contact: John H Slade, BSc MRICS

SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

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