



Unit 20, Darklake Park, Darklake View, Estover, Plymouth, Devon, PL6 7FB

**Quality Long Leasehold (999 years) Modern Hybrid Industrial/
Warehouse/Office Investment**

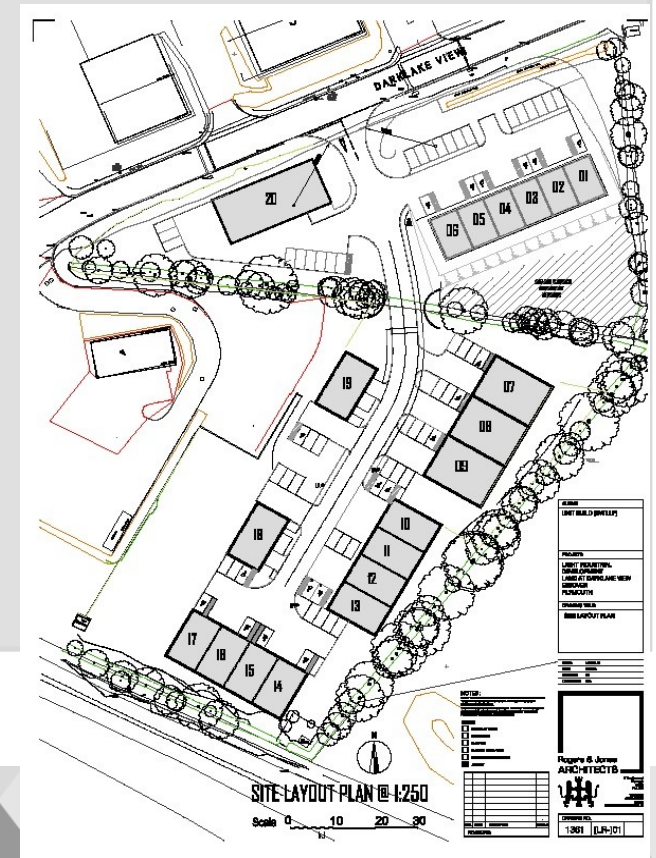
FOR SALE



**MONK
&
PARTNERS**

Investment Summary

- ◆ Let to Healthcare at Home Ltd
- ◆ Established and popular modern Business Park
- ◆ Prominent detached unit built 2016 on large site
- ◆ 332.38 sqm (3,578 sqft) approx.
- ◆ Rental income £30,000 p.a.x. (£8.38 per sqft) with scope for revision at review in February 2023
- ◆ Price £425,000 plus VAT
- ◆ Long Leasehold



Location

The property is located on the established and popular Darklake View Estate at Estover, approximately four miles north east of Plymouth City Centre and within easy reach of the A38 Devon Expressway.

Description

The property comprises a newly built high-spec, industrial/warehouse unit with two storey offices. The walls are full height blockwork with profile steel sheet external cladding under a mono-pitched profile steel sheet roof covering. The windows are coated aluminium double glazed units and the roller shutter is electrically operated. The offices are comfort cooled, carpeted, decorated and with dado trunking around the perimeter. The building is alarmed.

Externally there is ample parking and loading areas.

Accommodation

(All dimensions and areas are approximate)

Ground floor:

Warehouse/industrial	174.28 sqm	(1,876 sq ft)
Offices (2)	58.11 sqm	(626 sq ft)
Kitchen/U'stairs Store	11.99 sqm	(129 sq ft)

First Floor:

Offices (4)	88 sqm	(947 sq ft)
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Total: 332.38 sqm (3,578 sq ft)

Services

We understand mains electricity (three phase), water and drainage are connected to the property.

Rateable Value

The rateable value is £28,500.

Tenure

The property is held long leasehold for a term of 999 years from 24th March 2016 at a peppercorn rental under Title number DN682437.

A copy of the Title Register and Plan is available upon request.

Lease Terms

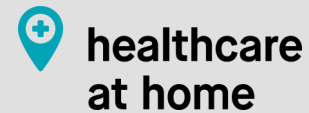
The property is let to Healthcare at Home Ltd on a full repairing and insuring lease for a term of 10 years until 9th February 2028 at a current rental of £30,000 plus VAT per annum exclusive. There is a rent review and tenant only break in February 2023.

Covenant

Healthcare at Home Ltd incorporated in 1992 is a private limited company and understood to be the UK's leading full service, clinical provider of healthcare out of hospital.

Healthcare at Home provide healthcare services and provisions of pharmaceuticals and associated support to patients receiving treatment at home and in the community.

Now known as Sciensus.



Proposal

A purchase price in the sum of £425,000 plus VAT is sought for the long leasehold interest of the property which represents a Net Initial Yield of 6.77% after purchase costs.

EPC

The property has an Energy Performance rating of C75.

VAT

VAT will be chargeable on the purchase price of the property.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Other

Under the Money Laundering Regulations 2017, Monk & Partners will require any purchaser to provide proof of identity along with any other associated documents prior to exchange of contracts.

Viewing and Further Information

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
Tel: 01752 255222
Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk



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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June 2021