



VALUABLE INVESTMENT OPPORTUNITY 182 ALBERT ROAD, DEVONPORT, PLYMOUTH, PL2 1AL

VALUABLE HIGH STREET INVESTMENT PREMISES. Envidable location popular residential and commercial area Plymouth. Impressive lock-up premises [approx. 90sqm total] with takeaway area, kitchen, prep areas, freezer store and WC. Let on 15 year lease. Current rental income £15,000 per annum. Viewing recommended. FREEHOLD.

- IMPRESSIVE INVESTMENT PROPERTY
- EXCELLENT MAIN ROAD SITE
- THRIVING RESIDENTIAL AND COMMERCIAL AREA
- SUCCESSFUL WELL ESTABLISHED CATERING CONCERN
- LET ON 15 YEAR COMMERCIAL LEASE £15,000PA
- HEALTHY RETURN
- VIEWING STRONGLY RECOMMENDED

FREEHOLD INVESTMENT OFFERS IN REGION OF £215,000

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

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PROPERTY CONSULTANTS

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VALUERS LIMITED



LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This impressive freehold investment premises is located in a prominent main road trading position on Albert Road, one of the main shopping thoroughfares serving the substantial residential areas of Devonport and Stoke, approximately 1 mile from Plymouth's main city centre. The immediate surrounding area is a mixture of both residential and commercial properties, whilst one of the main entrances to the Devonport Naval Base and Babcock Marina is within a few hundred metres. Free on-street parking is immediately available outside the unit.

The premises are lock-up and occupy the ground floor of a period terrace property. In brief, they comprise a smart and comprehensively fitted sales shop with takeaway section, fully equipped commercial kitchen and prep areas, preparation store, utility room, staff office, WC and freezer store. An early viewing appointment is strongly recommended.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [GIA Approx.90sqm total]

TAKE-AWAY SHOP Well appointed unit with good window display frontage, tiled floor, mixture of integrated spotlighting, customer seating and servery counter.

MAIN KITCHEN/PREPARATION AREA Being semi open-plan to the sales shop with part tiled and part commercial floor covering, commercial clad walls, extractor hood system.

REAR PREPARATION/STORE With tiled floor and walls, commercial stainless steel sink unit and small stainless steel wash-hand basin.

STORE With immersion tank providing hot water.

UTILITY STORE

OFFICE/STAFF WC With low level WC, wash-hand basin and storage cupboard.

FREEZER STORE

OUTSIDE To the rear is a private parking area with space for three cars.

SERVICES We understand that all main services are available to the property.

TENURE / LEASE TERMS:

We understand that the premises are held on a £15,000 year commercial Lease from 2024 at a current passing rent of £15,000 per annum, exclusive of rates, subject to rent reviews every 5th year, subject to the standard repairing and insuring covenants.

BUSINESS:

These **IMPRESSIVE INVESTMENT PREMISES** are located in an enviable high street trading position in this sought after residential and commercial area of Plymouth.

The business was **ESTABLISHED** approximately 15 years ago when the unit itself was completely renovated and refurbished by the owner at the time.

The business is **WELL ESTABLISHED** and enjoys a consistent and regular year round trade.

An ideal opportunity to acquire a valuable investment premises in a sought after high street trading position.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

ANTI-MONEY LAUNDERING REGULATIONS:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

ENERGY PERFORMANCE CERTIFICATE:

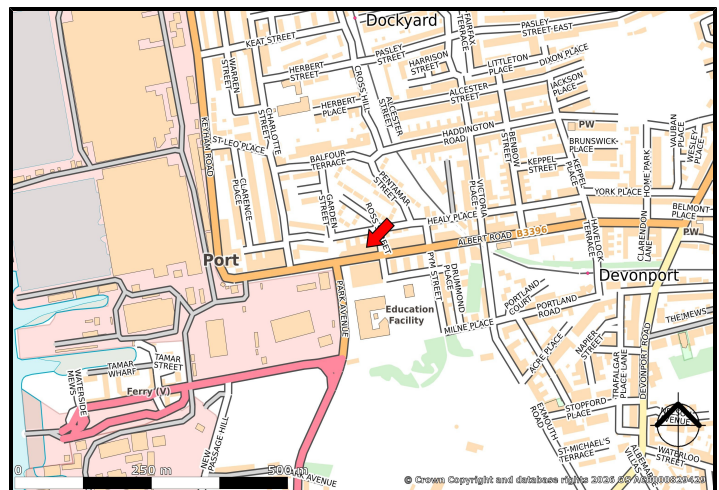
The Energy Performance Rating for this property is C (67).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020
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Email bh@miller-commercial.co.uk



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