



41 RIDGEWAY, PLYMPTON, PLYMOUTH, PL7 2AW

IMPRESSIVE HIGH STREET INVESTMENT PREMISES. Enviaable location heart of thriving shopping parade Devon city. Attractive lock-up premises comprising charming cafe, kitchen, WC and private parking. Let on 10 year commercial lease generating approx. £15,000pa. High yield. Viewing recommended. FREEHOLD.

- IMPRESSIVE COMMERCIAL INVESTMENT PROPERTY
- PRIME SHOPPING PARADE LOCATION
- LOCK-UP CAFE/ COFFEE SHOP
- COMMERCIAL KITCHEN, WC AND PRIVATE PARKING
- LET ON 10 YR LEASE, PASSING RENT £15,000PA
- LUCRATIVE INVESTMENT OPPORTUNITY

FREEHOLD INVESTMENT OFFERS IN EXCESS OF £150,000

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
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 investment property occupies a prominent trading position in the Ridgeway, the main shopping thoroughfare serving the highly sought after residential suburb of Plympton, approximately 4 miles west of the city centre of Plymouth. The Ridgeway is home to a variety of trades including numerous multiple concerns such as Wetherspoons, Boots, Superdrug, Co-op, Iceland, Subway and Betfred. In addition, there is a full variety of independent retail concerns, as well as restaurant, cafés, takeaways, estate agents, opticians, etc. The parade is serviced by ample parking, with three car parks (including some free parking) located nearby.

The premises are mid-terraced and located in a parade of retail shops. The retail unit is located on the ground floor and briefly comprises a well presented lock-up café and coffee shop with small commercial kitchen and customer toilets. To the rear, there is private car parking for two vehicles. There is a self-contained two bedroom flat to the upper floors which has been sold off on a 999 year lease at a peppercorn rent.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

CAFÉ AND COFFEE SHOP (approx. 59sqm – 635sqft) A smart double-fronted unit presented to a high standard and operated as a café and coffee shop.

REAR LOBBY With access to rear and access to:-

KITCHEN With tiled floor and walls.

TOILET With low level WC and wash-hand basin.

OUTSIDE To the rear of the property is a PRIVATE PARKING AREA with space for two vehicles.

SERVICES We understand that the property benefits from all main services.

TENURE / LEASE TERMS:

The unit is currently let on a 10 year lease from September 2018, at a passing rent of £15,000 per annum. For fuller details please contact the agents.

TRADES AND USES:

This **IMPRESSIVE COMMERCIAL INVESTMENT PROPERTY** occupies a prime trading position on the Ridgeway, a thriving and established shopping parade serving the popular residential area of Plympton in Plymouth.

An ideal opportunity to acquire a lucrative investment property in a prime trading position in this busy and established shopping parade.

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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £15,250.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (69).



VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

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