



**SITUATION**

Located in the City Centre amongst branches of **Specsavers, Cancer Research UK, Oxfam, PDSA, Cheque Centre** and **Timpson**, being close to **The Drakes Circus Shopping Centre** and the prime pedestrianized retail pitch and only a few doors from the indoor **Plymouth City Market**, and otherwise surrounded by a variety of restaurants and established local retailers.

Plymouth is a major regional commercial centre and home to HMNB Devonport, the largest naval base in Western Europe and benefits from good road links via the A38 which links Cornwall to the west and Exeter and the M5 to the east.

**PROPERTY**

Forming part of a terraced building comprising a **Ground Floor Betting Shop**.

**VAT is payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years (less 3 days) from 12th August 1996 at a peppercorn ground rent.**

**£18,300 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	11'9"
Internal Width	11'2"
widening at the rear to	18'8"
Shop Depth	77'11"
Sales Area	Approx 1,135 sq ft
3 WC's	

**TENANCY**

The property is let on a full repairing and insuring lease to **Coral Estates Limited (having approx. 1,600 branches)** for a term of 10 years from 25th July 2012 **(in occupation for approx 20 years)** at a current rent of **£18,300 per annum** exclusive.

**Rent Review and Tenant's Break 2017**



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**VENDOR'S SOLICITORS**

Vyman - Tel: 020 8427 9080

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts