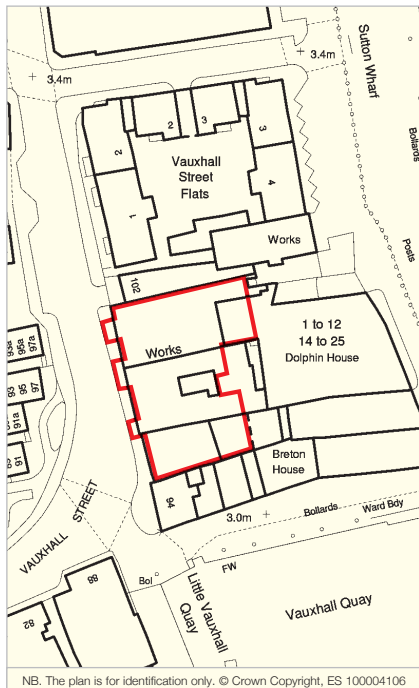


Plymouth
Dolphin House
Sutton Harbour
Devon
PL4 0BL

- **Attractive Marina-Side Café Investment**
- Historic city port, marina and tourist attraction
- Café Rent Review December 2017
- No VAT applicable
- Reversion 2022 (no breaks)
- Current Gross Rent Reserved
£25,300 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held on a new lease for a term of 999 years from completion at a fixed ground rent of a peppercorn.

Location

The historic city port of Plymouth is situated on the south coast, serves a population of some 245,000, and is a major commercial centre serving an extensive catchment of the South West. The city has good communications, with the A38 (Devon Expressway) linking to the east and west. The city also has regular rail services. Sutton Harbour is situated immediately to the east of the city centre, adjacent to the historic Barbican area, and has been redeveloped over recent years to create an attractive marina, with moorings for over 450 vessels, extensive residential and commercial accommodation as well as a number of visitor attractions, including the National Marine Aquarium.

The property is situated on the western side of the harbour, on a prominent site overlooking the marina. Occupiers close by include restaurants, bars and a number of specialist retailers.

Description

The property is arranged on ground floor only to provide a ground floor restaurant, having public and trade areas to the front, kitchens, storage and WCs to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	16.20 m	(53' 2")
Ground Floor	185.35 sq m	(1,995 sq ft)

Tenancy

The property is at present let to D BIRD (t/a Café Fandom) for a term of years from 25th December 2001 expiring 25th March 2022 at a current rent of £25,300 per annum. The lease provides for rent reviews every 3rd year of the term and contains full repairing and insuring covenants. The lease provides for further rent reviews on 1st December 2017, 1st December 2020 and 24th March 2022.

Tenant Information

Website Address: www.cafefandom.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate (Restaurant)

EPC Rating 106 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Steedman Esq, Converse Law. Tel: 01242 323155 e-mail: michael.steedman@converselaw.com