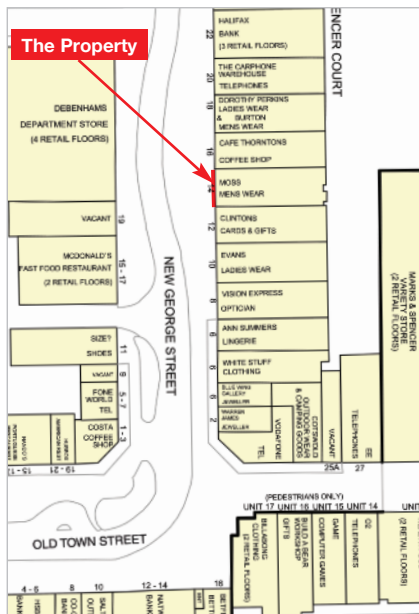


**Plymouth**  
**14/14A New George**  
**Street**  
**Devon**  
**PL1 1RL**

- **City Centre Leasehold Shop Investment**
- Comprising a total of 476.03 sq m (5,124 sq ft)
- Entirely let to Moss Bros Group plc
- Includes first floor sales
- Well located opposite Debenhams and McDonald's and close to the entrance to Drake Circus Shopping Centre
- Upper floors may lend themselves to redevelopment (1)
- Current Gross Rent Reserved  
**£125,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Leasehold. Held for a term of 125 years from 3rd February 2012 (thus having some 119 years unexpired) at a rent of £12,500 per annum. The rent is reviewed every fifth year of the term to 10% of the rents received.

**Location**

The city of Plymouth is a major regional commercial centre and port. In addition to its maritime links, the city is served by the A38 which provides direct links to Cornwall, Exeter and the M5.

The property is well located on the north side of New George Street, close to its junction with Old Town Street and an entrance to the Drake Circus Shopping Centre, where occupiers include Primark, Marks & Spencer, Boots the Chemist, Holland & Barrett, Clinton Cards, New Look and Waterstones.

Other occupiers close by include Debenhams (opposite), McDonald's (opposite), Evans, Vision Express, Vodafone, EE, Tesco Metro, Dingles Department Store, Deichmann, Card Factory and Dorothy Perkins, amongst many others.

**Description**

This substantial property is arranged on ground and two upper floors to provide a large ground floor shop with first floor sales and ancillary storage and staff accommodation at second floor level.

NB. Part of the tenant's occupation falls outside of the seller's title. Please refer to the online legal pack for further information.

The property provides the following Net Internal Areas and dimensions:

<b>Gross Frontage</b>	<b>8.90 m</b>	<b>(29' 3")</b>
<b>Net Frontage</b>	<b>8.40 m</b>	<b>(27' 6")</b>
<b>Shop Depth</b>	<b>22.40 m</b>	<b>(73' 6")</b>

<b>Ground Floor</b>	<b>213.67 sq m</b>	<b>(2,300 sq ft)</b>
<b>First Floor</b>	<b>184.00 sq m</b>	<b>(1,981 sq ft)</b>
<b>Second Floor</b>	<b>78.36 sq m</b>	<b>(843 sq ft)</b>
<b>Total</b>	<b>476.03 sq m</b>	<b>(5,124 sq ft)</b>

**Tenancy**

The entire property is at present let to MOSS BROS GROUP PLC for a term of 10 years from 25th December 2009 at a current rent of £125,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**

No. of Branches: 150+  
 Website Address: [www.moss.co.uk](http://www.moss.co.uk)  
 For the year ended 28th January 2017, Moss Bros Group Ltd reported a turnover of £127.930m, a pre-tax profit of £7.146m, shareholders' funds of £37.499m and a net worth of £36.056m. (Source: Experian 23.02.2018.)

**Planning (1)**

The upper floors may have potential for redevelopment, subject to the existing lease and obtaining all necessary consents. All enquiries should be referred to Plymouth City Council.

Website Address: [www.plymouth.gov.uk](http://www.plymouth.gov.uk)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

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