

Plymouth Discovery Wharf North Quay Sutton Harbour Devon PL4 0RA

- **Attractive Restaurant, Shop and Residential Ground Rent Investment**
- Situated in a prominent position overlooking the attractive Sutton Harbour Marina
- Close to Plymouth city centre and Bretonside Bus Station
- Total Current Rents Reserved
£58,250 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

The city of Plymouth is a major regional commercial centre and port having a population of some 245,000. In addition to its maritime links, the city is served by the A38 (Devon Expressway) providing direct links to Cornwall to the west and Exeter and the M5 to the east.

The property is situated to the south-east of the town centre overlooking Sutton Harbour Marina, with additional frontage to Bretonside to the north. Sutton Harbour Marina has approximately 490 berths and National Marine Aquarium and Barbican Area are close by.

Description

The property is arranged on basement, ground and seven upper floors to provide two ground floor shop units fronting Bretonside, a restaurant with outside seating overlooking the harbour, together with 59 residential apartments and associated parking. The apartments and parking have been sold off on long leases.

VAT

Please refer to the Special Conditions and/or the Seller's Solicitor regarding VAT status.

Documents

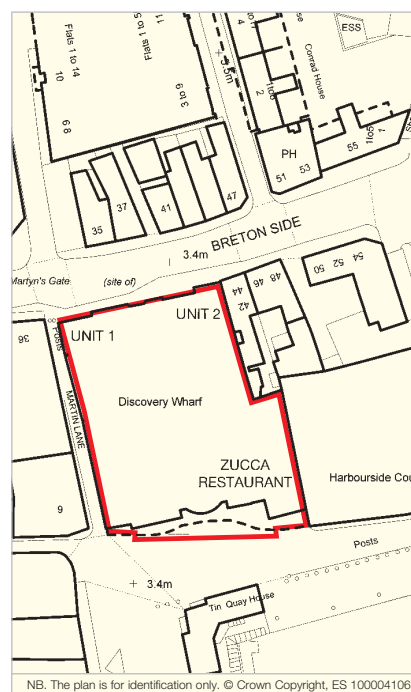
The legal pack will be available from the website www.allsop.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Restaurant	The Leading Restaurants of the World Ltd (t/a Zucca)	Gross Frontage 11.45 m Net Frontage 11.00 m Return Window Frontage 4.30 m Shop Depth Max 13.70 m Built Depth Max 26.75 m	(37' 7") (36' 1") (14' 2") (44' 11") (87' 9")	25 years from 28.03.2002 Rent review every 5th year FR & I by way of a service charge	£22,500 p.a. (1) Rent Review 2012
Unit 1	My Tax Accountant Ltd (t/a Tax Assist Accountants)	Gross Frontage 14.30 m Net Frontage 13.30 m Shop Depth Max 4.45 m	(46' 11") (43' 8") (14' 9")	5 years from 09.03.2011 Rent review every 3rd year FR & I by way of service charge	£10,000 p.a. Rent Review 2015
Unit 2	Priory Software Ltd (t/a Printing.com)	Gross Frontage 15.55 m Net Frontage 14.40 m Shop Depth Max 5.20 m	(51' 0") (47' 3") (17' 1")	10 years from 16.06.2003 Rent review every 5th year FR & I by way of service charge	£11,000 p.a. Rent Review 2013
Flats Car Parking	Various Individuals	59 Apartments (2) Car Parking	Held on 59 individual 999 year leases (3)	£14,750 p.a. (£250 p.a. x 59)	

(1) The tenant is currently trading under a Company Voluntary Agreement and the Receivers have not been demanding rent.
(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.
(3) A schedule is available from the Auctioneers.

Total £58,250 p.a.



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 Ms B Mahler, Berwin Leighton Paisner LLP. Tel: 0203 400 4913 Fax: 0203 400 1111 e-mail: bonnie.mahler@blplaw.com

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