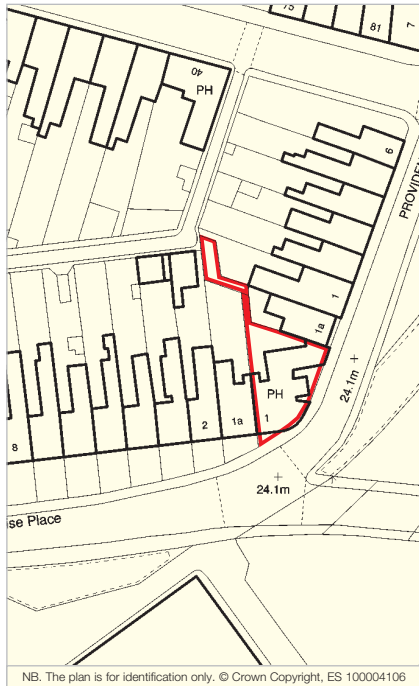


# **Plymouth** **The Albion** **Paradise Place** **Paradise Road** **Devon** **PL1 5QU**

- **Freehold End of Terrace Public House Investment**
- Corner site in densely populated area opposite City College
- Let on 25 year lease from 2006 expiring 2031
- Rent Review 2016
- Current Rent Reserved  
**£21,000 pa**

**On the Instructions of  
D C Chubb & M J A Jervis  
of PWC LLP as Joint Liquidators  
of Farlane Property Group Ltd –  
In Liquidation**

**SIX WEEK COMPLETION  
AVAILABLE**



**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 about 1 mile to the west of the city centre on Paradise Road, at the junction with Paradise Place.  
Occupiers close by include the City College (formerly the College of Further Education).

**Description**  
The property is arranged on ground and two upper floors to provide a public house, having trade areas to ground floor and manager's accommodation to the upper floors. The property benefits from a beer garden to the rear providing pedestrian access to a shared lane off Waterloo Street. Additionally there is an external store adjoining the east of the property which is utilised as a beer cellar.

The property provides the following accommodation and dimensions:

|                                    |                    |                      |
|------------------------------------|--------------------|----------------------|
| <b>Ground Floor</b>                | <b>113.75 sq m</b> | <b>(1,224 sq ft)</b> |
| <b>Ground Floor External Store</b> | <b>7.25 sq m</b>   | <b>(78 sq ft)</b>    |
| <b>First Floor</b>                 | <b>60.75 sq m</b>  | <b>(654 sq ft)</b>   |
| <b>Second Floor</b>                | <b>38.50 sq m</b>  | <b>(414 sq ft)</b>   |
| <b>Total (NIA)</b>                 | <b>220.25 sq m</b> | <b>(2,370 sq ft)</b> |

## **Tenancy**

The entire property is at present let to V M MACEY for a term of 25 years from 18th October 2006 at a current rent of £21,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **VAT**

Please refer to the Special Conditions of Sale.

## **Documents**

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

## **Viewings**

To be held by appointment only, on at least 72 hours' prior notice. Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 21 Plymouth**.

## **Energy Performance Certificate**

EPC Rating 83 Band D (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

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