



Tenure

Freehold.

Location

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 access to Cornwall to the west and Exeter and the M5 Motorway to the east. Plymouth Rail Station is approximately 1.5 miles south-west of the property.

The property is situated on the east side of Mannamead Road, within a densely populated and busy retailing area of Plymouth, in a pitch popular with estate agents.

Occupiers close by include Swift estate agents, Connells estate agents, British Heart Foundation, Costa Coffee and Tesco Express.

Description

This prominent corner property is arranged on lower ground, ground and one upper floor to provide a ground floor estate agents office with ancillary accommodation above and storage on lower ground floor. The property benefits from an integral garage to the rear with five car parking spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	7.05 m	(23' 2")
Net Frontage	6.60 m	(21' 8")
Shop Depth	19.95 m	(65' 5")
Built Depth	25.15 m	(82' 6")
Lower Ground Floor	46.30 sq m	(498 sq ft)
Ground Floor	143.85 sq m	(1,548 sq ft)
First Floor	26.15 sq m	(281 sq ft)
Garage	95.20 sq m	(1,025 sq ft)
Total	311.50 sq m	(3,353 sq ft)

Tenancy

The entire property is let to YOUR-MOVE.CO.UK LIMITED (having traded from the property since 1999) for a term of 10 years from 1st March 2016 at a current rent of £27,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants, subject to a schedule of condition dated 21st May 1999.

(1) There is a tenant option to determine the lease on 28th February 2021 and 29th February 2024.

Tenant Information

Number of branches: 285.

Website Address: www.yourmove.co.uk

For the year ended 31st December 2015, Your-Move.co.uk reported a turnover of £89.8m, a pre-tax profit of £5.5m, shareholders' funds of £26.75m and a net worth of £21.6m. (Source: riskdisk.com 22.02.2017.)

Planning

The upper areas may lend themselves to alternative uses subject to obtaining all necessary consents, after expiry of the lease. All enquiries should be made to the local authority.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 122 Band E (Copy available on website).

Plymouth
2 Mannamead Road
Devon
PL4 7AA

- **Prominent Freehold Estate Agents Investment**
- **Established estate agents pitch**
- **Let to Your-Move.co.uk Limited**
- **Lease expiring 2026 (1)**
- **Integral parking for five cars**
- **Rent Review 2021**
- **Current Rent Reserved**

£27,000 pa

