



FOR SALE

(Long Leasehold)

Kinterbury House,
Kinterbury Street,
Plymouth, PL1 2DG

3 Storey office / dental premises in prominent City Centre location.

Currently producing £43,054 PAX with scope to increase to £60,134 pax.

Size: 562 sq m (6,041 sq ft) with rear car parking.

Offers in Excess of £400,000.

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location

The city of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 inhabitants and is the largest city in the South of England west of Bristol. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations. Kinterbury Street is central located between Plymouth City Centre and Plymouth Barbican close to the Barcode development.

Description

Kinterbury House is a three storey, mid terraced, purpose-built office building located in the heart of Plymouth City Centre. The property is currently split into 6 individual letting units which the majority are currently occupied. The majority of suites are currently accessed off the central stair core with the ground floor rear suite having dual access from the front and rear. There are 8 parking spaces located to the rear of the property.

Plymouth City Centre Dental limited are the main occupier in the property who have a lease on 3 suites in the building. Other tenants include Framed Aesthetics & Plymouth Pregnancy Crisis.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor front	77 sq m	829 sq ft
Ground floor rear	147 sqm	1,580 sq ft
First floor front	67 sq m	722 sq ft
First floor rear	117 sq m	1,269 sq ft
Second floor front	88 sq m	953 sq ft
Second floor Rear	64sq m	688 sq ft
Total	562 sq m	6,041 sq ft



Tenancies

The property is currently occupied on a variety of different tenancies outlined in the enclosed tenancy schedule. The property currently produces an annual income of £43,954 with scope to increase this to £60,134 pax. With future rent reviews and letting of the vacant space.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of :

Ground floor front office	£6,600
Ground floor Rear	Not listed
First floor surgery	£11,500
First floor front office	£5,300
Second floor right office	£6,100
Second floor left office	£5,542

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is:

Front Ground Floor: E (108)
 Ground floor rear D(94)
 Second floor offices (Expired)
 Part first floor D(80)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
 Tel: 01752 670700
 Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



Tenancy Schedule

Demise	Tenant	Lease Term	From /To	Break Date	Floor area sq ft	Rent Pa	ERV Pa
Ground Floor Front	Ms Tristian Frame	5 years	29.10.2021 – 28/10/2026	29.10.2024	829 sq ft	£8,000.00	£8290.00
Ground Floor Rear	Vacant				1580 sq ft	£0.00	£12,000
First Floor Right	Plymouth City Centre Dental Practice Ltd	14 years, 0 months 29 days	10.08.2023 – 07.09.2037		722 sq ft	£7804.80	£8470.00
Second Floor Right	Pregnancy Crisis Care	8 years	09.10.2023 – 23.09.2028	24.08.2025	953 sq ft	£4750.00	£10,124.00
First and second floors left	Plymouth City Centre Dental Practice Ltd	15 years	08.09.2022 – 07.09.2037		1957 sq ft	£20,000.00	£20,000.00
Car space Bay 5		3 years , 9 months, 9 days	20.07.2023 – 28.10.2026			£1250.00	£1250
Car spaces 2		5 years	24.08.2023 – 23.08.2028			£1250.00	£1250
Total Gross Rent						£43,054.80	£60,134

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Tenure

The premises are currently owned by way of long leasehold interest from Plymouth City Council. The current lease is held for a term of 125 years from December 2014. The current ground rent is based on 12% of rents received plus a further £4500 per annum for the car park. Our clients are willing to sell their interest in the property for which they are inviting offers in excess of £400,000.

Ref: 14209 (May 2024)



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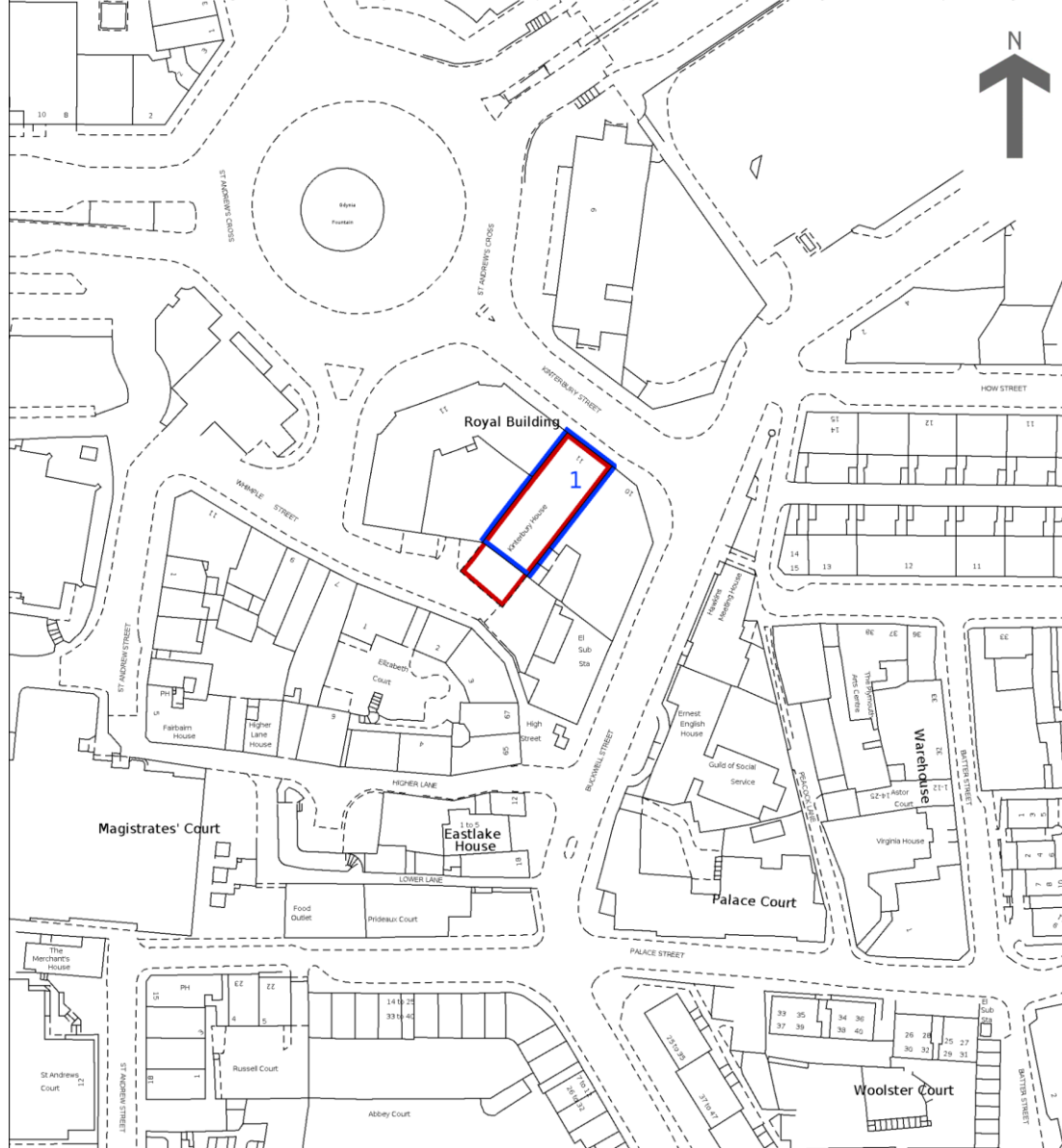
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HM Land Registry Current title plan

Title number **DN653071**
Ordnance Survey map reference **SX4854SW**
Scale **1:1250**
Administrative area **City of Plymouth**



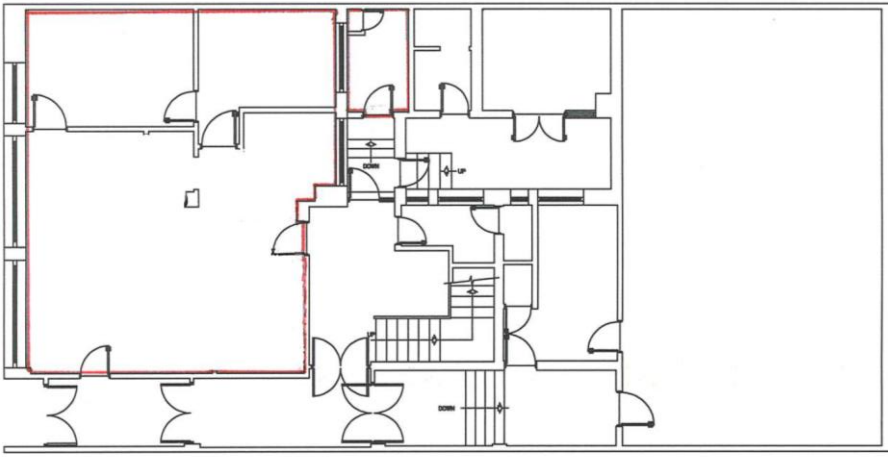
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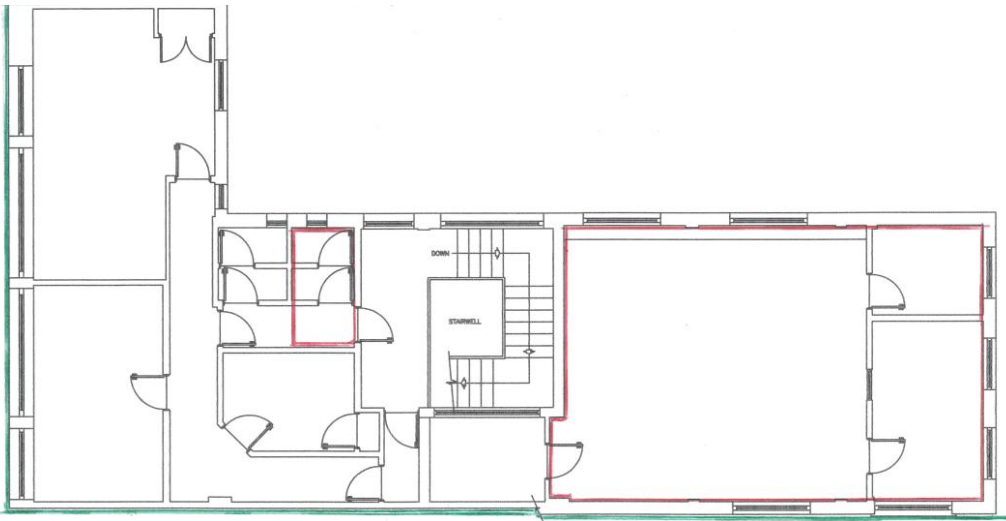
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KINTERBURY HOUSE – GROUND FLOOR



KINTERBURY HOUSE – FIRST FLOOR



KINTERBURY HOUSE – SECOND FLOOR



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