

INVESTMENT FOR SALE

93/95 MUTLEY PLAIN, PLYMOUTH, PL4 6JJ


stratton
creber
commercial

property consultants



Vickary Holman
Ground Floor
To Let
01752 200 002

MOO MUSIC
& cafe
Moosical fun for your little one...
Moosical Fun
Coffee Shop
Play Area

 **children's hospice South West**

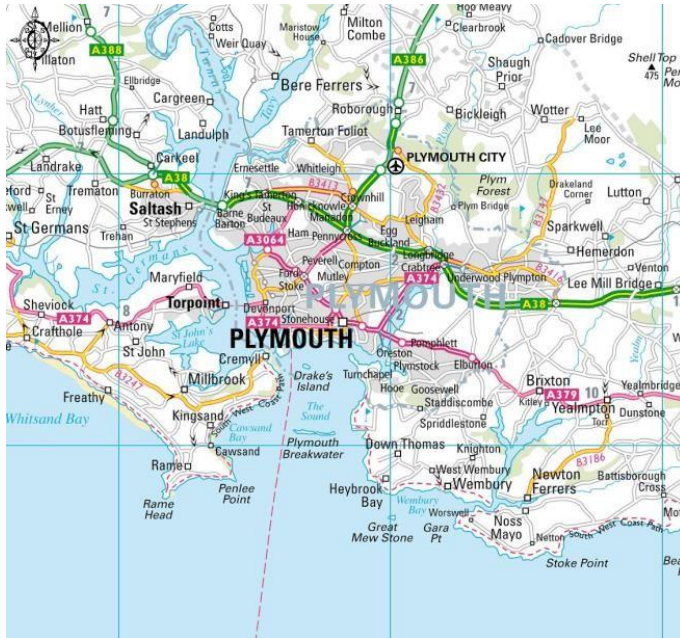
**BULLETPROOF
BREWING**

We... play learn
sing
MOO MUSIC
We... have fun love it
Cold Drinks
Coffee
Snacks

DOG HOUSE
PREPARATIONS

INVESTMENT SUMMARY

- Mixed use commercial investment arranged over five levels
- Two commercial units with residential upper floors
- Mainly let to students on the upper floors
- Conveniently located on Mutley Plain with easy access to the city centre
- Combined annual income £92,500 rising in August 2024
- Asking price £875,000.00 reflecting a gross yield of 10.5%



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.

Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

DESCRIPTION

Two well located retail units on Mutley Plain, one let to Childrens Hospice South West and the other to Moo Music, a local independent soft play café for young children and their parents. Both the commercial units comprise a ground floor and basement. The upper floors consist of three spacious flats, one flat located on each level, currently fully occupied with an established income which is set to increase from August/September 2024. The building is well maintained throughout with each of the commercial tenants on full repairing lease terms. The upper floors are accessed via a staircase and entrance located immediately next to Moo Music.

ENERGY PERFORMANCE CERTIFICATES

Unit	EPC Rating
95 Mutley Plain	C (60)
Flat 1	D (57)
Flat 2	D (65)
Flat 3	E (48)

ACCOMMODATION

All areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated.

Description	Sq ft	Sq.m
93 Mutley Plain	3162.03	293.76
95 Mutley Plain	1591.24	147.83



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RATEABLE VALUE

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

93 Mutley Plain - £22,750

95 Mutley Plain - £ 15,750

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

FREEHOLD PRICE

Our clients are seeking offers in the region of £875,000.

TENURE

Freehold.

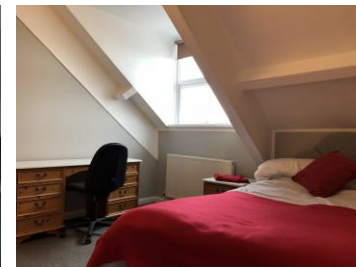


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TENANCIES

Unit	Lease date	Rent
93 Mutley Plain – Let to Childrens Hospice SW	25.12.22 – 10 year lease	£21000.00 pa
95 Mutley Plain – Let to Moo Music Ltd	20.12.2023 – 5 year lease	£14000.00 pa
Flat 1	01.09.23 – 16.08.24	£543.37 pcm x3
	02.09.24 – 16.08.25	£543.47 pcm x3
Flat 2	1.08.23 – 31.07.24	£534.00 pcm x3
	1.8.24- 16.8.25	£801.00 pcm x2
Flat 3	01.09.23 – 16.08.24	£521.71 pcm x3
	02.09.24 – 16.08.25	£521.42 pcm x3

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.

OTHER

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the company.

VIEWING

For further information or to arrange a viewing please contact the agent:

Stratton Creber Commercial (Plymouth)

Contact: Gavin Sagar
 Tel: (01752) 670700
 Email: gavins@sccplymouth.co.uk

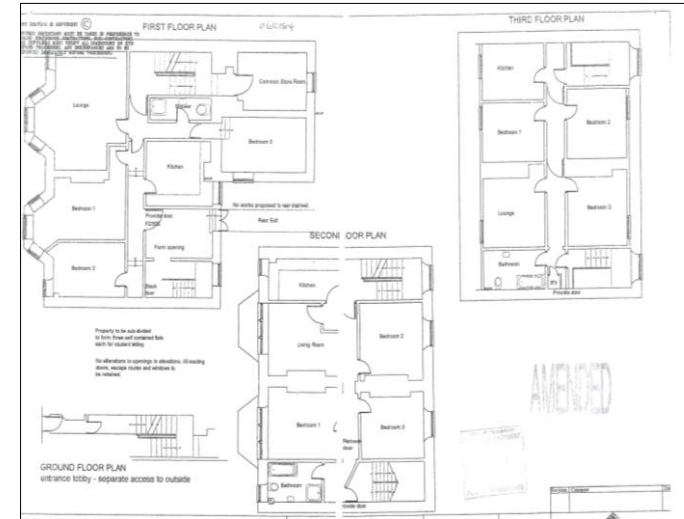
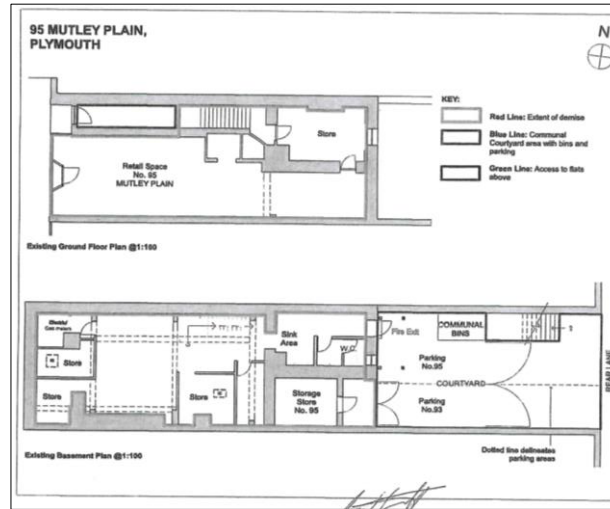
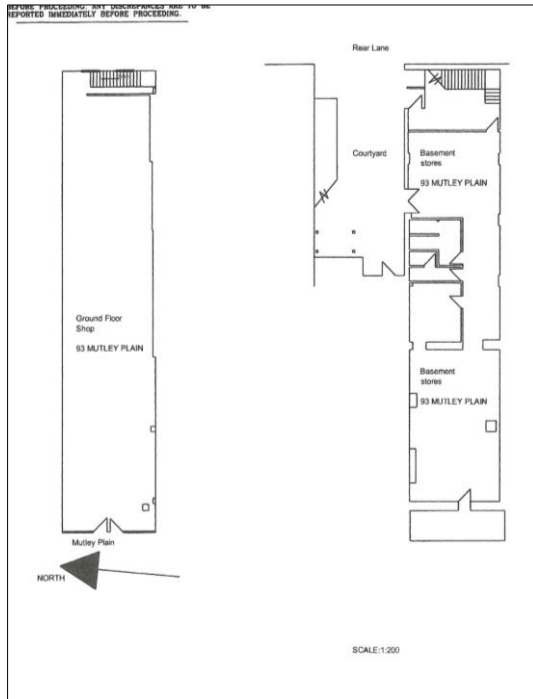


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