



# Investment For Sale

## 6-8 Drake Circus Plymouth PL4 8AQ

Prominent period city centre building

Excellent location facing Plymouth  
University and Drake Circus shopping Mall.

Well let investment property

Very well decorated and maintained  
throughout

8 tandem parking spaces

**Offers on £750,000**

Viewing by prior appointment with  
Steve Matcham or Gavin Sagar

**(01752) 670700**

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## Location & Description

6-8 Drake Circus forms the central part of a prominent and distinguished period terrace of commercial buildings at the heart of Plymouth City Centre. The buildings are arranged over lower ground, ground and 4 upper floors with prominent dormer window features at the upper level. The location is close to the academic and cultural centre of the city, with Plymouth University and Arts University of Plymouth to the front and rear of the building. The location is around 100 m distant from Drake Circus Shopping Centre and the commercial hub of the city centre.

The building offers also an unusual benefit of 8 tandem parking spaces which are utilized by tenants on an unallocated basis under licence at the Landlord's discretion excepting for 2 spaces let to tenants within their leases as detailed below.

Internally the building is arranged as suites on each floor level as per the below accommodation schedule. Individual suites are separately rated for non domestic rates, the liability falling to tenants. The building produces a current gross rental income of approximately £62,000 pa, net of service charge. The building is in an excellent state of decoration and presentation throughout with significant refurbishment and modernization of units undertaken within the past 2 years.

## Accommodation

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

### Lower Ground

Salon	37.9 sq m	408 sq ft
Ancillary	16.8 sq m	181 sq ft
8 Drake Circus	73 sq m	786 sq ft

### Ground

Salon	47 sq m	506 sq ft
8 Drake Circus	58 sq m	624 sq ft

### First Floor

Suite	65.4 sq m	715 sq ft
Suite	63.6 sq m	685 sq ft

### Second Floor

Suite	68.5 sq m	737 sq ft
Suite	64 sq m	689 sq ft

### Third Floor

Suite	67.3 sq m	724 sq ft
Suite	68.8 sq m	740 sq ft

### Fourth Floor

Suite	46.77 sq m	504 sq ft
Suite	37.87 sq m	407 sq ft



### 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:

- i. 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;
- ii. 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;
- iii. 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.



## Schedule of Tenancies

### Lower Ground Floor

<b>Tenant</b>	Prive Advanced Facial Aesthetics – Fellows & Munroe
<b>Lease</b>	6 years commencing 1 <sup>st</sup> April 2022 expiring 31 <sup>st</sup> March 2028
<b>User</b>	The sale of Facial Aesthetic Cosmetics
<b>Rent</b>	£5000 pa exclusive
<b>Term</b>	Internal repair and decoration. Excluded from Landlord & Tenant Act protection

### Ground Floor

<b>Tenant</b>	Circus Hairdressers – Grant and James
<b>Lease</b>	6 years commencing 1 <sup>st</sup> April 2022 expiring 31 <sup>st</sup> March 2028
<b>User</b>	Hairdressers
<b>Rent</b>	£8000 pa exclusive
<b>Term</b>	Internal repair and decoration. Included within Landlord & Tenant Act 1954

### Ground Floor

<b>Tenant</b>	Zephyr Foods Ltd – Harboth & Campbell
<b>Lease</b>	6 years commencing 1 <sup>st</sup> April 2022 expiring 31 <sup>st</sup> March 2028
<b>User</b>	Restaurant and takeaway for the sale of hot food consumed on and off the premises
<b>Rent</b>	£16000 pa exclusive
<b>Term</b>	Internal repair and decoration. Included within Landlord & Tenant Act 1954

### First & Third Floor Suites Including 1 Parking Space

<b>Tenant</b>	Goodman Financial Planning Ltd
<b>Lease</b>	Commencement 19 <sup>th</sup> December 2023. Termination 18 <sup>th</sup> December 2029, 6 years with rent review and break option 19 <sup>th</sup> December 2026.
<b>User</b>	Offices 1 allocated parking space
<b>Rent</b>	£20962 pa exclusive
<b>Term</b>	Internal repair and decoration subject to a Schedule of condition and included within Landlord & Tenant Act 1954

### Second Floor Suites Including 1 Parking Space

<b>Tenant</b>	Tuffin & Co Property Management Ltd
<b>Lease</b>	6 years commencing 19 <sup>th</sup> December 2023 expiring 18 <sup>th</sup> December 2029, rent review and tenant break option 19 <sup>th</sup> December 2026
<b>User</b>	Offices
<b>Rent</b>	£5000 pa exclusive
<b>Term</b>	Internal repair and decoration subject to a Schedule of condition and included within Landlord & Tenant Act 1954

### Part Second Floor and Part Fourth Floor Suites

<b>Tenant</b>	Tuffin & Co Property Management Ltd
<b>Lease</b>	6 years commencing 19 <sup>th</sup> December 2023 expiring 18 <sup>th</sup> December 2029, rent review and tenant break option 19 <sup>th</sup> December 2026
<b>User</b>	Offices and archive store 1 parking space
<b>Rent</b>	£6000 pa exclusive
<b>Term</b>	Internal repair and decoration subject to a Schedule of condition and included within Landlord & Tenant Act 1954

### Part Fourth Floor Suite

<b>Tenant</b>	Denyse Marshall
<b>Lease</b>	3 years commencing 16 <sup>th</sup> September 2022 expiring 15 <sup>th</sup> September 2025
<b>User</b>	Offices
<b>Rent</b>	£1000 pa exclusive
<b>Term</b>	Internal repair and decoration subject to a Schedule of condition and included within Landlord & Tenant Act 1954



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## Rateable Value

Individual units and suites have separate non domestic rate assessments. We recommend that interested parties make own enquiries into any actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Rental Schedule

Floor/Unit	Rental
Ground floor 8 Drake Circus Zenith Burgers	£16,000 pa
Marshall Solicitors	£1,000 pa
Tuffins Managing Agents	£11,000 pa
Salon ground floor	£8,000 pa
Salon basement area	£5,000 pa
Suites 1 and 3 floors	£20,952 pa
<b>Approximate total rents collected</b>	<b>£62,000</b>

## Energy Performance Certificate (EPC)

The EPC rating for the properties are:

Ground floor 8 Drake Circus - Band C (53)  
 Ground floor 6 Drake Circus - Band B (49)  
 Lower Ground 6 Drake Circus - Band C (56)  
 First Floor 6-8 Drake Circus - Band C (62)  
 Third Floor 6-8 Drake Circus - Band C (56)  
 Second Floor 6-8 Drake Circus - Band C (70)  
 Fourth Floor 8 Drake Circus - Band C (74)

## Price

Offers for the freehold interest with the benefit of the above rental income are invited on **£750,000**, viewings strictly via prior appointment with the vendor's sole agent.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. For the avoidance of doubt, the premises are not elected to tax and VAT will not be levied on any sale.

## 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.

## 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.

Ref: 14558 (August 2023)



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