

# Lot No.: 11

## 46 SOUTHSIDE STREET

THE BARBICAN, PLYMOUTH, DEVON, PL1 2LE



- Freehold, part commercial, part residential investment
- Located in the heart of the historic Barbican shopping centre  
Arranged as a self contained commercial unit on the ground floor with 2 self contained apartments on the upper two floors
- Currently let with the exception of one flat and producing a gross rental income equating to approximately £24000 per annum when fully let.

### Tenure

Freehold subject to leases or Assured Shorthold tenancies in place at date of completion but at time of going to print as follows:

**Ground Floor Shop Premises** let on a 10 year lease commencing January 2012 at a current rent of £1000 per calendar month (i.e. £12000 per annum)

**First Floor Flat 1** At present vacant but previously let at a rent of £500 per calendar month

**Second Floor Flat 2** let on an Assured Shorthold tenancy at a rent of £500 per calendar month.

**VAT:** We are not aware of any VAT liability

## Property Details

### Location

Southside Street is the principal shopping thoroughfare linking Notte Street to the Barbican waterfront and the subject property occupies a prominent corner site on the southern side of the road. Plymouth City Centre is also readily accessible and within walking distance.

### Description

A substantially built property of considerable age and character in the heart of a busy district shopping centre which is also very popular with tourists visiting the Mayflower Steps and other historic sights around the Barbican and Sutton Harbour.

The double fronted retail premises on the ground floor are occupied by The Flower Shop Café who also utilise the enclosed rear courtyard for additional seating when weather conditions permit.

The upper floors of the building are arranged as 2 self contained apartments each with gas fired central heating one of which is currently let on an Assured Shorthold tenancy and the other held vacant pending sale.

## Accommodation

### Ground Floor

**Lock-up retail premises currently occupied by The Flower Shop Café and comprising:**

Double fronted shop with front and rear sections including kitchen/preparation area with adjoining store.

### First Floor:

**A self contained Flat 1 comprising:-**

Entrance Lobby, Sitting Room, Bedroom (double), Kitchen and Bathroom with bath, wash hand basin and W.C.

### Second Floor:

**A self contained Flat 2 comprising:**

Landing, Sitting Room, Bedroom (double), Kitchen and Shower Room with shower, wash hand basin and W.C.

### Outside

Enclosed rear courtyard utilised in conjunction with the Café operating from the ground floor premises.

### Outbuildings

Cloakroom with wash hand basin and W.C.

### EPC Rating:

Flat 1 - D63

Flat 2 - D59

Shop - E104

Guide Price circa £270,000 (plus fees stated inside front cover)

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

WOLFERSTANS, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

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Reference: Nikki Cobb