

54 CRAVEN AVENUE

PLYMOUTH, PL4 8SW



Sanderson
Weatherall

Mixed Use Investment

FOR SALE

DESCRIPTION

The property comprises commercial premises on the ground floor which are currently utilised as a Betting Shop and let on Lease to Ladbrokes Betting & Gaming Ltd, trading as Ladbrokes, the Lease being a term of 10 years commencing on the 25th March 2023 with a 5 year break clause, allowing for rent review or termination at a current rent of £6600 per annum exclusive

In addition there are two self contained flats above accessed from Craven Avenue as follows :-

FIRST FLOOR FLAT - Let on an unfurnished basis apart from carpets, blinds and fitted kitchen, on an Assured Shorthold Tenancy at a rent of £ 585 per calendar month exclusive.

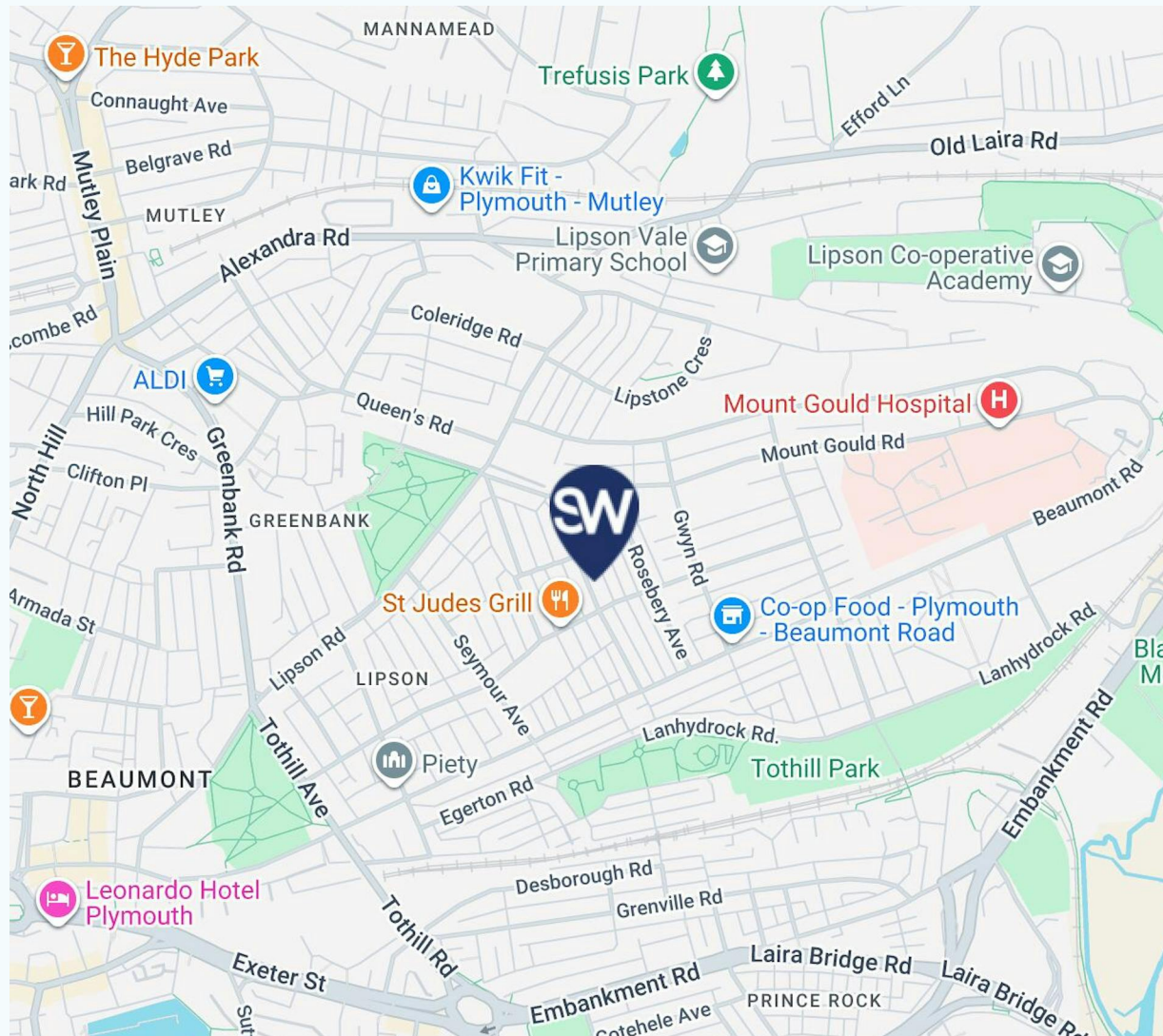
SECOND FLOOR FLAT - Let on an unfurnished basis apart from carpets, blinds and fitted kitchen, on a fixed term agreement of 12 months commencing on the 16th September 2025 at a rent of £ 850 per calendar month exclusive.

The residential units are spacious and enjoy the benefit of gas central heating, boiler renewed (2023 & 2024), upvc double glazing, current gas, electrical and EPC certificates.

The building is of traditional construction, the external elevations have a stucco rendered finish with a Parex coating.



LOCATION



Plymouth is the second largest centre in the south west of England after Bristol and lies approximately 120 miles to the south west of Bristol and 45 miles to the south west of Exeter. The city has excellent communication links with the A38 dual carriageway providing direct and easy access to Exeter and the M5 motorway. Plymouth is served by First Great Western, providing direct rail access to London Paddington (3 hours) and Bristol Temple Meads (2 hours).

The premises occupy a prominent corner site at the junction of Salisbury Road and Craven Avenue, within the vibrant St. Jude's area, just a short walk from the expansive green spaces of Beaumont Park and Freedom Fields.

GALLERY



ACCOMMODATION

Name	sq ft	sq m
Ground – Ladbrokes Bookmakers	675.97	62.80
1st – Flat	780.38	72.50
2nd – Flat	929.57	86.36
Total	2,385.92	221.66

MORE DETAILS



LEGAL FEES

Each party to bear their own costs

TERMS

The premises are to be sold on Freehold basis, subject to the existing tenancies.

The asking price is £325,000. A purchase at this sum reflects a net initial yield of 7.10% after the allowance of purchasers costs of 3.27%.

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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