

**Emperor Tropicals**  
& Water Garden Centre

**MANADON BIRDS**

ALL BIRDS FROM FINCHES TO PARROTS.  
CAGES, FOODS & ACCESSORIES  
FOR CAGE & AVIARY BIRDKEEPERS.

**For Sale**

**Auction Guide**  
**£450,000**

**For Sale by Public Auction 4<sup>th</sup> May 2023**

1 Carnock Road And 11 St Erth Road, Plymouth, Devon PL2 3SG

0.055 Acres  
(0.022 Ha)

# Summary

- Ground Floor Retail
- 9 Bed HMO
- Rents reserved of £50,496
- Well maintained by current owner

## Location:

The property is located on the corner of St Erth Road and Carnock Road which are accessed from Outland Road. The property is close to the Manadon Roundabout which provides access to the A38. On the opposite of Outland Road is a Morrisons and the city centre is 2 miles away.

## Description:

A superb investment opportunity to acquire this three storey, link-detached mixed residential investment property being located in a favoured area of the City. This versatile property briefly comprises 9 HMO letting rooms occupying two buildings whilst to the ground floor there is an established commercial component collectively enjoying rents reserved of £50,496.

Viewing dates are as follows: -

Thursday 13th at 1pm

Thursday 20th at 1pm

Thursday 27th at 1pm

Please make contact to book.

## Accommodation:

Ground floor commercial area comprises a retail unit trading as an exotic pet shop and comprises main retail area, two further rooms and WC.

The residential area comprises Ground floor; 3 bedrooms plus kitchen, living room and bathroom with WC. First floor; 3 bedrooms plus kitchen, living room and bathroom with WC. Second floor; 3 bedrooms plus kitchen, living room and bathroom with WC.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Commercial - D

Residential - C

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for the ground floor is £17,250 and the responsibility of the tenant. Council tax band B.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Feehold, subject to the following tenancies:

### Commercial:

Ground floor retail unit let on a lease term of 10 years dated from 1st January 2019 with the current rent passing of £17,256.

### Residential:

Ground floor annexe, first and second floor letting rooms;

Room 1A: Current rents reserved of £385pcm

Room 2A: Current rents reserved of £385pcm

Room 1: Current rents reserved of £350pcm

Room 2: Current rents reserved of £360pcm

Room 3: Current rents reserved of £350pcm

Room 4: Current rents reserved of £360pcm

Room 5: Current rents reserved of £335pcm

Room 6: Current rents reserved of £350pcm

The property is available by way of Public Online Auction - date 4th May 2023

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## IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

## AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

## PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide.

Please check our website regularly at

[www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on

01395 247000 for up to date information.

Following the fall of the hammer contracts are exchanged and there is no going back!

## †TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

## \* PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

## REFRESHING THE PAGE

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.



## DISCLAIMER

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a

conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

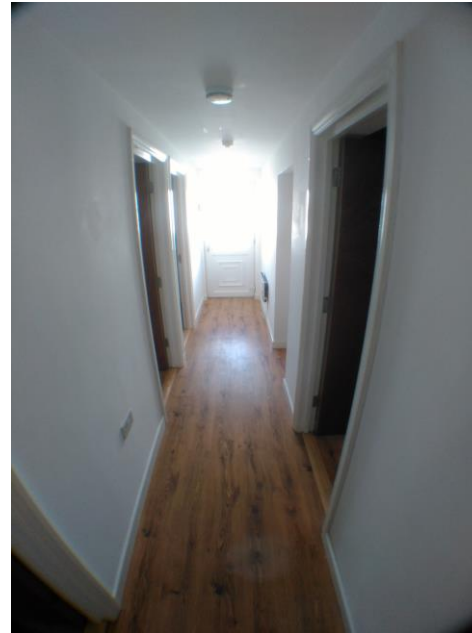
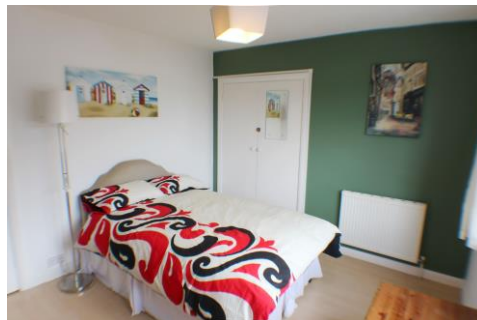
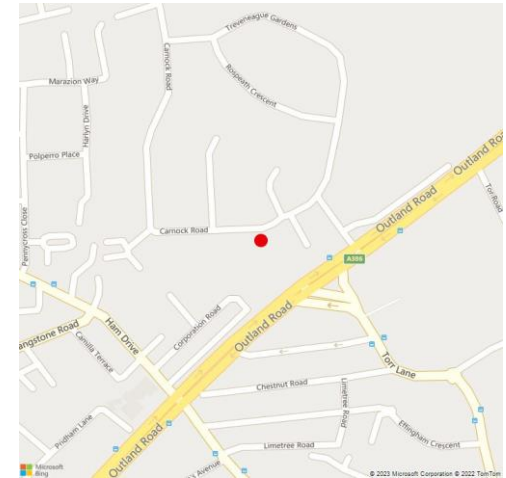
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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