

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale by Public Auction Thursday 12<sup>th</sup> September @ 12:00 noon**

**For Sale**

**Guide £125,000**

21 Mayflower Street, Plymouth, Devon, PL1 1QJ

1,040 Sq Ft  
(96.6 Sq M)

# Summary

- City centre location
- Ground floor and lower ground floor retail area
- Former hair salon
- Self contained first floor offices
- Public car parks nearby and on street parking
- Long Leasehold for sale
- Auction Date – Thursday 12<sup>th</sup> September 2024 at 12:00 noon

## Location:

Situated in the heart of Plymouth, Mayflower Street is a central and bustling area, providing easy access to various parts of the city, including Drakes Circus. The street is well connected by public transport, being a key route for buses and provides access to other major streets and landmarks within Plymouth.

## Description:

A deceptively spacious three storey, mid-terrace commercial property arranged over basement, ground and first floors.

The premises is arranged as two self-contained units, with the ground floor and basement having previously been a long term let to the same hair salon for around 16 years. The first floor provides office space. This is an ideal investment opportunity for both business owner-occupiers and lettings landlords alike.

Others may consider alternative schemes and uses, subject to all the necessary consents being obtainable.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Basement	52.68	567
Ground Floor	23.01	248
First Floor	20.96	226
<b>Total</b>	<b>96.6</b>	<b>1,040</b>

## 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:

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## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £14,000. Therefore making the approximate Rates Payable £6,860 per annum for 2024/25.

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

## Terms:

Remainder of a 99 year lease dated from 25th March 1968, therefore having approximately 43 years unexpired. Please refer to the auction legal pack for further details.

## Auction:

The property is for sale by way of an auction, please refer to our joint agents website for the full terms and conditions as well as access to the legal pack – [click here](#).

## Legal fees:

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

## Money laundering:

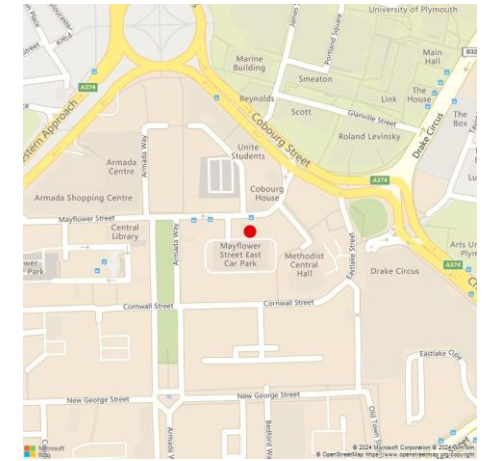
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## 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 joint sole agents.



## CONTACT THE AGENT

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