



**For Sale**

Guide price **£195,000**

The Duchy Of Cornwall, 14 Anstis Street, Plymouth,  
Devon PL1 5JT

0.02 Acres  
(0.01 Hectares)

# Summary

- Freehold investment pub site
- Held under a tenancy at will with rental income of £20,000 per annum of RFI terms
- Ground floor public bar with living accommodation over
- Community focussed venue
- Represents 10.03% NIY after 2.26% purchasing costs
- Potential for longer term arrangement with current incumbents

## Location:

The Duchy of Cornwall is approximately 0.5 miles of the city centre, on the corner of Anstis Street and Frederick Street East. Anstis Street connects to Union Street and the A374 and is within 0.8 miles of the mainline train station. It is a popular residential area.

## Description:

The Duchy of Cornwall comprises an end of terrace property, originally two storey but with a three storey addition. A trading community inn run by tenants under TAW terms. Landlord income of £20,000 per annum. Available as a freehold investment sale.

## Accommodation:

Ground floor open plan bar over two rooms with bar servery. Inner lobby with second external access and providing access to the customer toilets and beer cellar. Internal access to upper floors with landing, kitchen, two bedrooms, WC and lounge on the first floor and bathroom at second floor.

## 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:

C (61)

## Planning:

Sui generis for pub use.

## 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 £5,400.

Council band A. This is the tenant cost.

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

## Terms:

Freehold subject to a tenancy at will. Rental income £20,000 per annum on full repair and insure terms.

Please note that the inventory and stock are tenant owned.

## Legal fees:

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

## Money laundering:

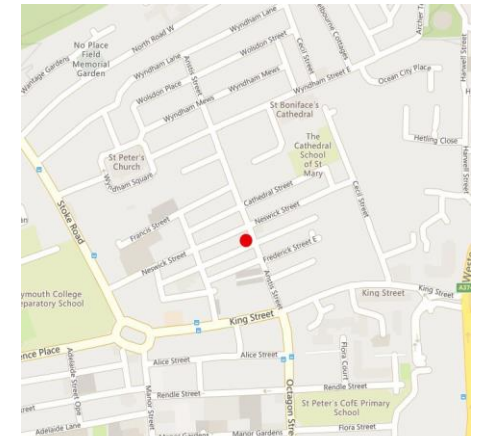
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT. The property is opted to tax and VAT will be payable in addition.

## Further information and viewings:

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



## CONTACT THE AGENT

### Mike Easton

Tel: **07527 388045**

Email: [measton@vickeryholman.com](mailto:measton@vickeryholman.com)

### Carys Makelis

Tel: **07841 150716**

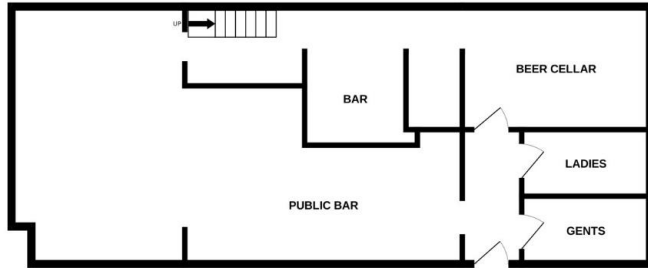
Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

### Plymouth Office

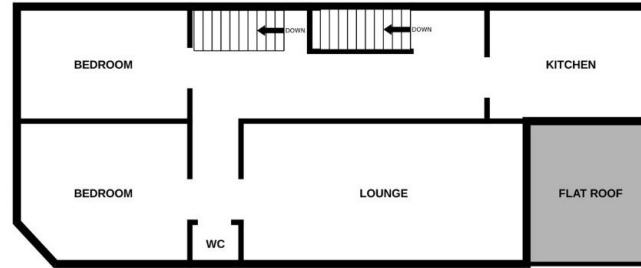
Plym House, 3 Longbridge Road,  
Plymouth PL6 8LT

# Floor Plan

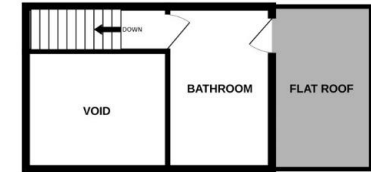
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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