



For Sale

£100,000 AUCTION STARTING PRICE

The Thai House, 63-64 Notte Street, Plymouth,
Devon, PL1 2AG

Summary

- Mixed residential and commercial investment property
- Ground Floor with three further floors of accommodation above
- Central location

Location:

Notte Street is prominently located close to the City Centre of Plymouth. It is well positioned between the main retail sector and the historic Barbican area being close to the Magistrates Court.

Description:

A deceptively spacious four-storey property briefly comprising of a Thai restaurant on the ground floor with three further floors of accommodation above. The property is sold subject to a lease of the entirety of the building but offers graphic scope and potential, following refurbishment and repair, to create an enviable investment proposition, subject to of course

gaining vacant possession and subject to all necessary consents being obtainable.

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:

D(86)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,250, therefore making the approximate Rates Payable £5,613 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:

Freehold subject to lease.

Remainder of a 12 year lease dated from 31st January 2023 to Thai-ish Ltd with rents reserved of £1,566.67 per calendar month (not currently trading and in rent arrears).

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.

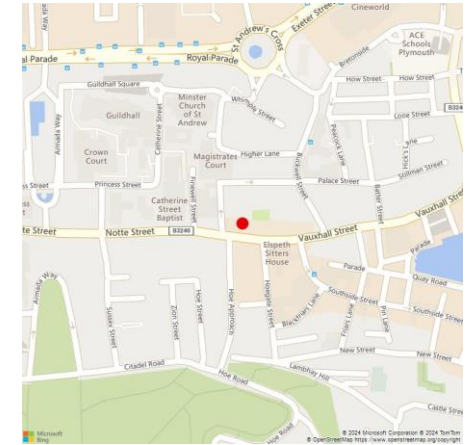
Code for leasing business

premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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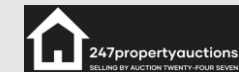
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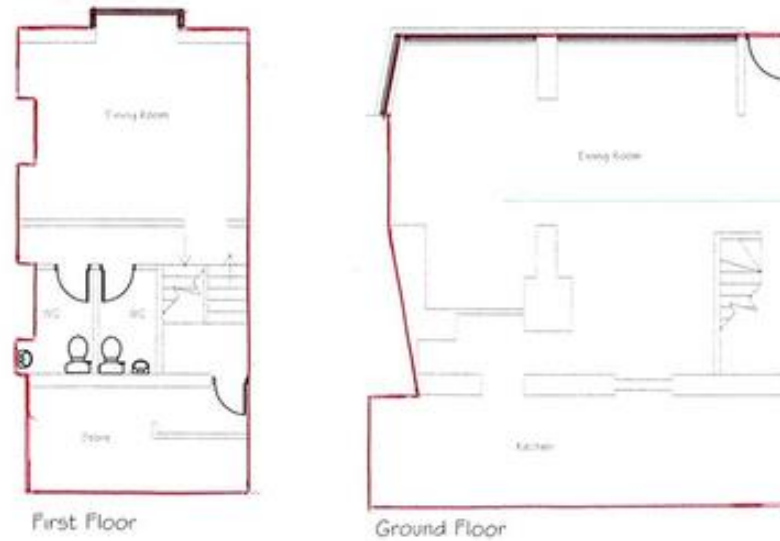


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Floor Plan