



04 **Crossroads Service Station**  
Wembury, Plymouth, Devon PL9 0DF

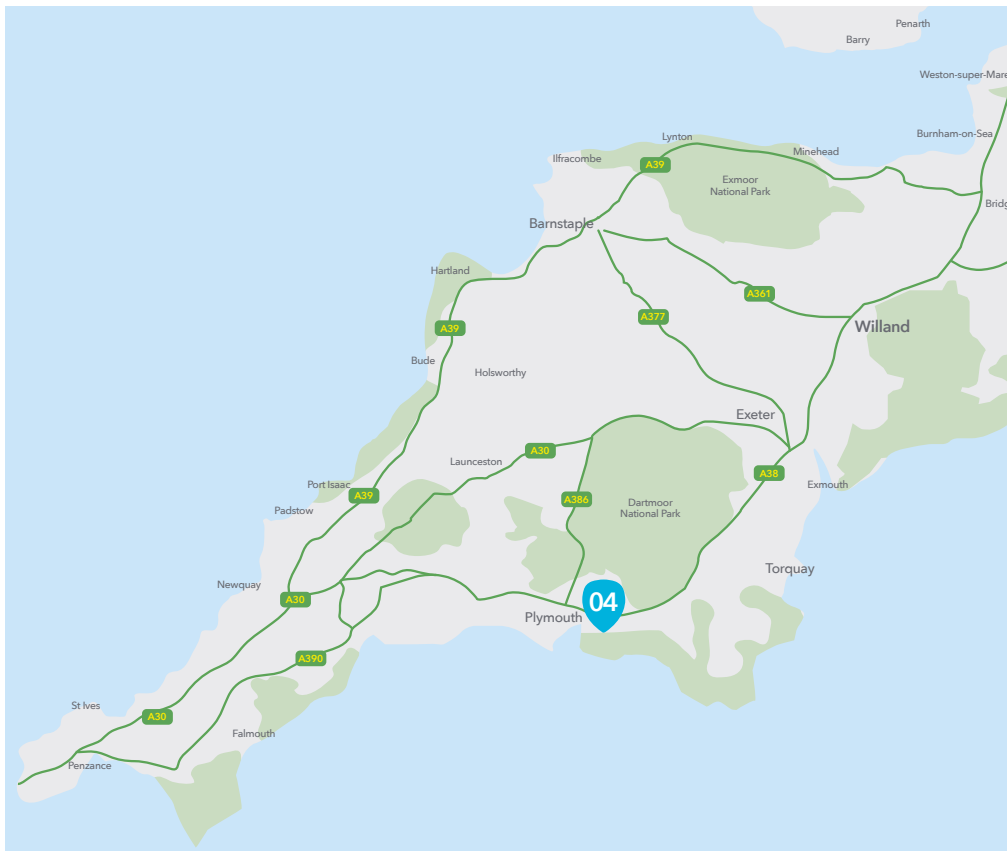


## Location

The property is located in Plymouth, a large commuter suburb of the city of Plymouth in Devon. Lying 3.5 miles east of Plymouth City centre, the residential area has a local population of c. 25,000 people, rising to 235,000 in the wider Plymouth area.

The subject property occupies a prominent corner position at the crossroads of two primary thoroughfares for the area, Wembury Road and Staddiscombe Road. The local rugby clubhouse is adjacent to the PFS and nearby Coombe Dean School and Goosewell Academy provide increased foot and traffic flow.

[Click here for Google Map function](#)



## Description & Accommodation

The property comprises a new build convenience supermarket extending to 4,768 sq ft with a large car park incorporating 24 spaces (3 disabled) and separate loading bay. The property occupies a site extending to 0.95 acres (0.38 hectares).

## EPC

Energy performance certificates can be provided upon request.

## Tenure

Freehold (Title Number: DN318192).



## Tenancy



The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years with effect from completion. The initial rent of £170,000 per annum (£35.65 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



## Price

We are seeking offers in excess of **£3,164,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.47% (Sale and Leaseback Costs):

- £ 5.00% Net Initial Yield
-  5.80% Reversionary Yield (2023)
-  6.72% Reversionary Yield (2028)