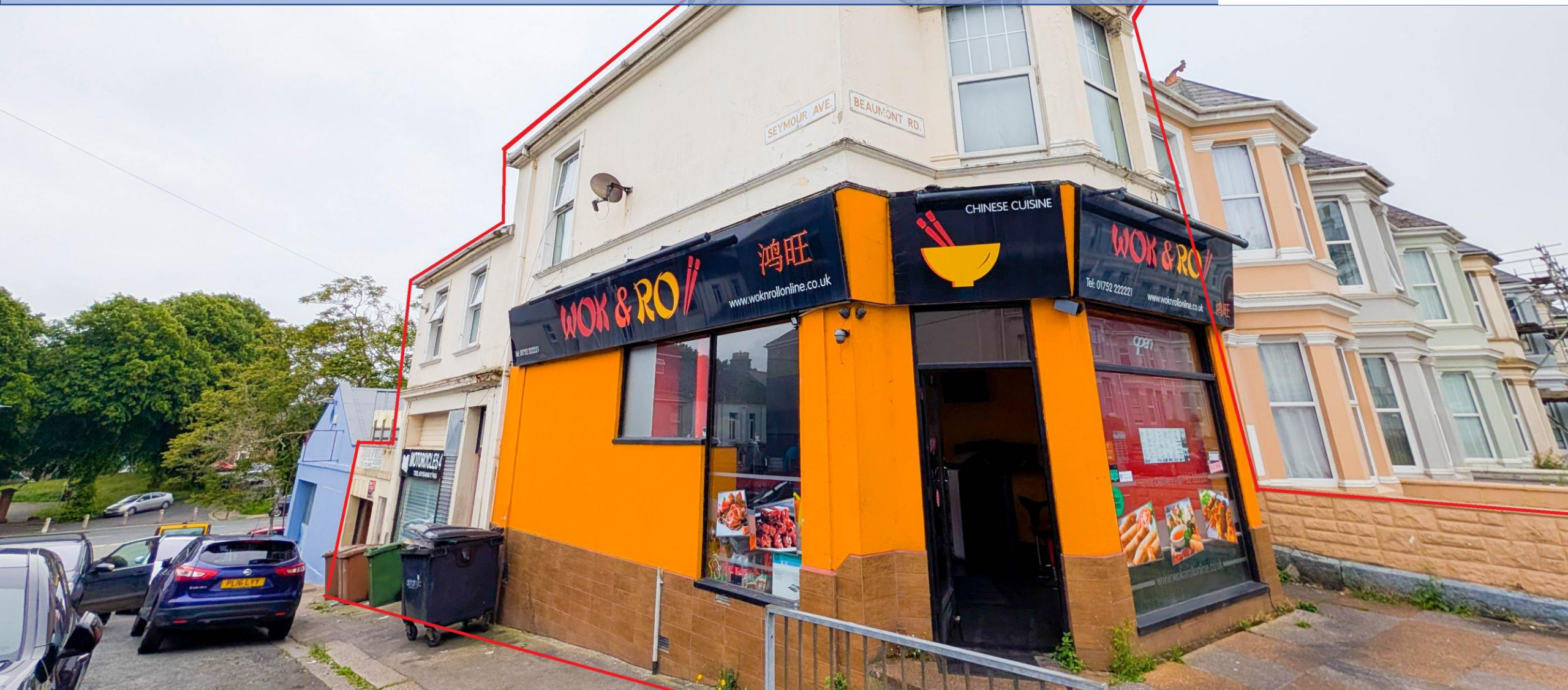


Plymouth - 78 Beaumont Road, Devon PL4 9BP
Freehold Takeaway, Residential & Workshop Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Plymouth - 78 Beaumont Road, Devon PL4 9BP

Freehold Takeaway, Residential & Workshop Investment



Investment Consideration:

- Purchase Price: £259,000
- Gross Initial Yield: 10.35%
- Rental Income: £26,800 p.a.
- VAT is NOT applicable to this property
- All units lets on commercial lease renewals from August 2026. Both tenants in occupation since 2016/2023
- Comprises ground floor takeaway, 2-bedroom flat at first floor and garage/workshop at lower ground floor
- Situated in primarily residential area within 1 mile from Plymouth City Centre and Train Station
- Shopping amenities can be found locally within Drake Circus Shopping Centre (15 min walk)



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 78 (Ground Floor)	Takeaway: 59 sq m (635 sq ft) Open plan retail, kitchen, storage, wc	Individual	6 Years 11 Months from 1 August 2026	£22,000	Note 1: FRI by way of service charge Note 2: Rent review on 01.08.30 open market upward only Note 3: No breaks Note 4: Lease renewal. Tenant in occupation since 2016
No. 78 (First Floor)	Residential Flat: 89 sq m (957 sq ft) 2 bedrooms, kitchen, living room, bathroom				
No. 78 (Lower Ground Floor)	Workshop: 114 sq m (1,227 sq ft) Open plan motorcycle repair workshop, storage, wc	Individual	5 Years from 1 August 2026	£4,800	Note 1: FRI by way of service charge Note 2: Lease renewal. Tenant in occupation since 2023
Total				£26,800	

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Property Description:

Comprises end of terrace ground floor takeaway and a 2-bedroom flat above let on a single FRI lease. The property includes a separate garage/workshop situated on the lower ground floor, providing the following accommodation and dimensions:

Ground Floor Takeaway: 59 sq m (635 sq ft)

Open plan retail, kitchen, storage, wc

First Floor Residential Flat: 89 sq m (957 sq ft)

2 bedrooms, kitchen, living room, bathroom

Lower Ground Floor Workshop: 114 sq m (1,227 sq ft)

Open plan motorcycle repair workshop, storage, wc

Total GIA: 262 sq m (2,819 sq ft)



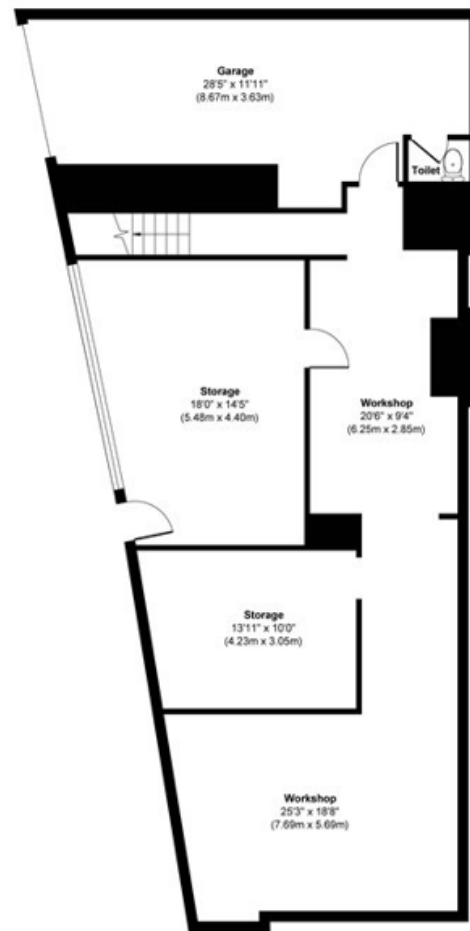
Tenancy:

The takeaway and 2-bed flat above are at present let to an Individual for a term of 6 Years 11 Months from 1st August 2026 at a current rent of £22,000 p.a. and the lease contains full repairing and insuring covenants by way of service charge. Rent review on 01.08.30 open market upward only. No breaks. Lease renewal. Tenant in occupation since 2016.

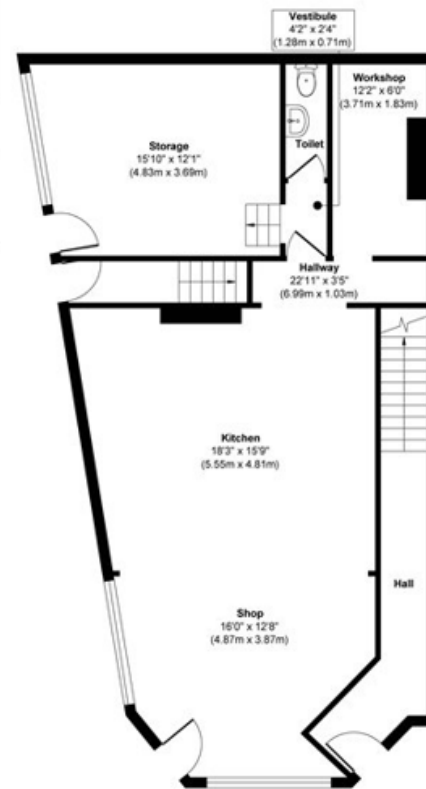
The workshop is at present let to an Individual for a term of 5 Years from 1st August 2026 at a current rent of £4,800 p.a. and the lease contains full repairing and insuring covenants by way of service charge. Lease renewal. Tenant in occupation since 2023

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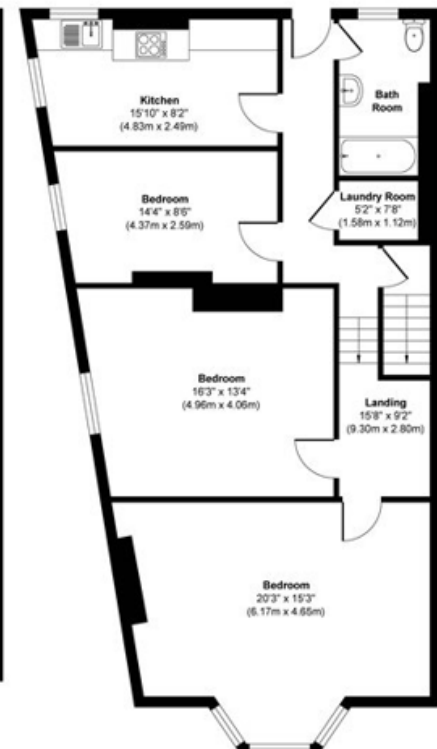
Freehold Takeaway, Residential & Workshop Investment



Lower Ground Floor



Ground Floor



First Floor

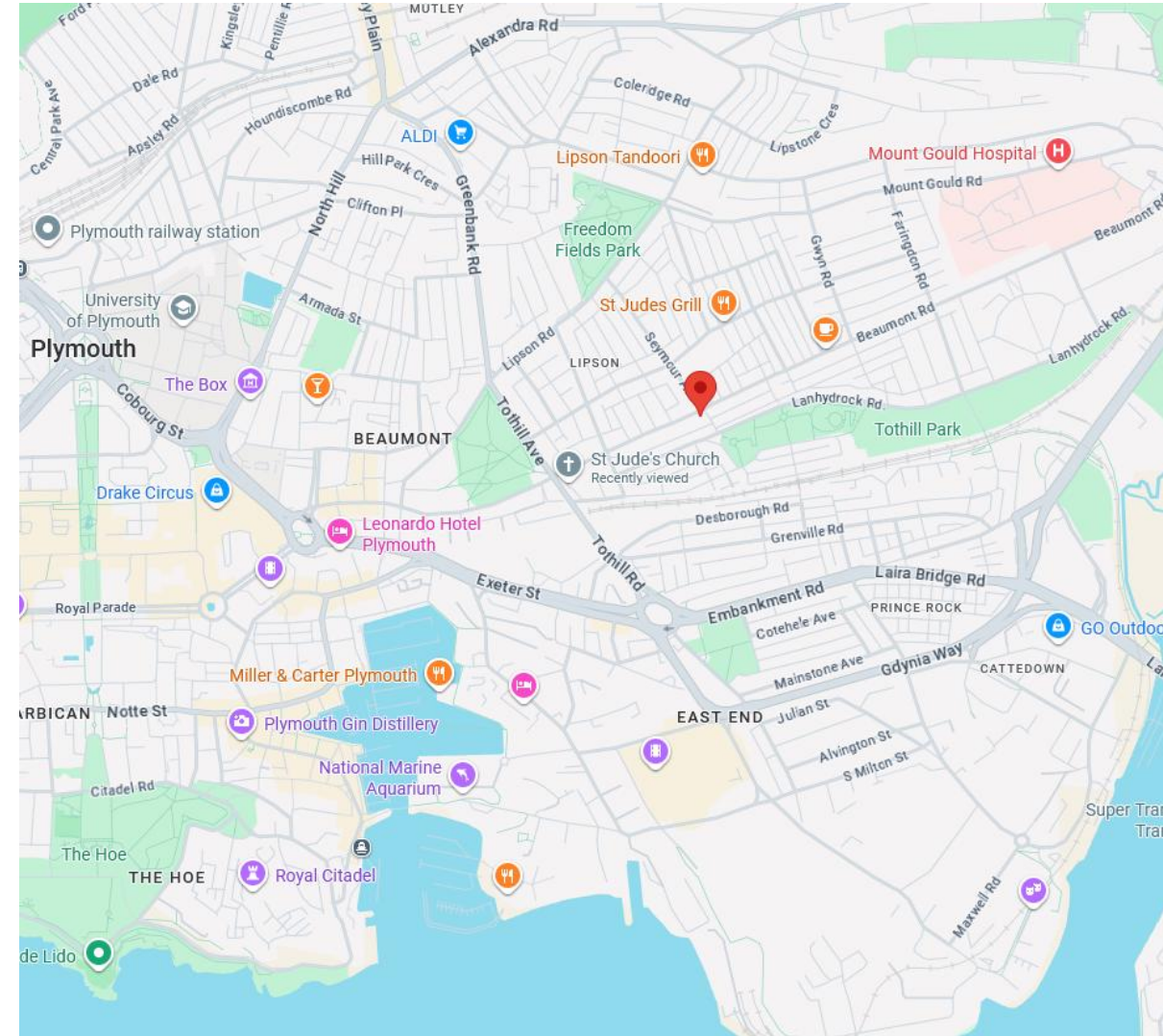
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Freehold Takeaway, Residential & Workshop Investment



Location:

The property is situated on Beaumont Road at its corner with Seymour Avenue. Public transport links include Plymouth mainline rail station together with a network of local bus services serving the surround vicinity. Road links include the A38 and A374, providing easy access to the wider Devon and Cornwall areas via the city's main road network. Shopping amenities can be found locally within Drake Circus Shopping Centre, with an extensive range of shops, bars, and restaurants being found in the Barbican and city centre area. Recreational pursuits can be found locally at the open spaces of Sutton Harbour and Plymouth Hoe, ideal for waterfront walks and leisure activities.



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Freehold Takeaway, Residential & Workshop Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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