



RAISING THE STANDARD

Tamar Science Park (TSP), Plymouth, is an environment dedicated to the growth of knowledge-based businesses, with a specific emphasis on research and development, innovation and technology. The success of the first three phases of development at TSP has led quite naturally into investment for Phase 4. This has delivered four separate buildings providing 24,000 sq ft of lettable space, which are unique in terms of design and functionality. Phase 4 raises the standard in terms of the nature of accommodation available within the City.

The buildings known as 'Drake' and 'Scott' provide flexible space in a size range up to 2,000 sq ft allowing for single and/or multiple occupancy. The buildings provide a well presented internal working environment including break-out seated areas. Frobisher and Raleigh provide larger self-contained suites and buildings ranging in size from 1,400-6,000 sq ft, providing a full complement of accommodation.

Key aspects of the Phase 4 development include the provision of a Data Centre, and conferencing facilities within the

Drake Building. These added value services, which in turn make for a 'total business environment', have helped to attract early interest and added to the overall marketability of the space.

Nigel Halford, Chief Executive of Tamar Science Park comments: "We are delighted with this first stage of Phase 4, which has more than met our expectations in terms of design, sustainability and functionality. Phase 4 provides the Park with a size range of space to meet every eventuality within a multifunctional environment."

On-site amenities include the recently opened bistro 'ParkCentral'. This facility is proving to be extremely popular with on-site clients, as well as focal point for local business meetings. Other amenities include a travel hub to support the bus services to the site and, in line with the Park's Green Travel Plan, bicycle storage, lockers and shower facilities.

For further information on availability contact our Plymouth Office on 01752 261811.

CHALLENGING TIMES

Challenging times is the official line and Vickery Holman is not immune to the current economic difficulties having made three redundancies before Christmas.

This does however seem a minor correction in the current market, indeed our half year results have exceeded expectations as we continue to provide a steady, professional service in a volatile climate.

Our strategy over recent years has been to create a financial reserve to carry the company through the current difficulties and enable us to capitalise on opportunities as the market improves, which it will. 'When,' is the only question outstanding in the VH boardroom?

Greg Oldrieve, Managing Director



ARE YOU UNDER INSURED?

Properties under insured will at the very least have substantially reduced payouts at worst no payout at all

Dennis Venn, Vickery Holman, Director in charge of Building Surveying comments: 'It never ceases to amaze me the large percentage of commercial properties that are under valued when it comes to fire reinstatement. Given that the rise in building costs in recent years has exceeded general inflation, we would recommend individual properties and portfolios are re-valued at least every three years.'

'Looking forward to the next three years we might even have a situation where construction costs fall and owners can make considerable savings on reduced anticipated costs.'

'When arranging policies with insurers not only is it important to have the correct figures utilized but also the base data for calculation is fully understood by the property owner and insurance broker. We would also express caution in the method of indexation of the policy. We have seen a number of policies link to "general inflation" or indexed at fixed compound rates which quickly can become obsolete and mean the premises is under insured'

'Vickery Holman have recently undertaken portfolio valuations for a number of clients including, Princess Yachts, City College Plymouth, Plymouth and South West Co-operative Society Ltd, as well as a number of private commercial property companies.'

For further information contact, Dennis Venn

LAND COMPENSATION



Land compensation is back on the agenda, step forward the specialist valuer.

In fact it has never really gone away, change and progress is a fact of modern life and as modern society exerts pressure on existing physical services, infrastructure and land use; so compensation cases make the headlines. Typical public schemes involve roads, airports, railways and pipelines/cables.

The high profile schemes, for example Terminal 5, the proposed extension to Heathrow and Stonehenge Bypass make the national news headlines. Often the reason for the publicity is the opposition. Locally, who can forget Swampy dug in on the new A30 section near Honiton back in the late 1990's.

In many cases as a result of the opposition, schemes progress using compulsory purchase legislation. This enables acquiring authorities to take the land required to carry out works, which are deemed to be in the public interest. Recent examples in the South West include road improvements on both the A30 and A38 Trunk Roads. However schemes can also include more mundane activities such as a new sewer pipe, the widening of a road junction or redevelopment.

The law surrounding compensation for such activity is complicated but the basic principle is simple, compensation should put the claimant in a no better or worse financial position than before the scheme.

Compensation is payable to anyone who has a substantial interest in property acquired. In certain circumstances

compensation is also payable where property has not been taken for the scheme, but is adversely affected by the subsequent operation of that scheme. This applies to residential, commercial and agricultural land.

Assessing compensation requires complicated valuations and experience of the relevant statute which is why Vickery Holman have a team of experienced Chartered Surveyors who have specialized in compensation for many years advising both claimants and acquiring authorities.

Recent projects include the installation of the gas pipe to Langage Power Station, negotiating settlements for the landowners; acting for landowners in negotiation with the new development agency in Millbay, Plymouth and on a number of road projects throughout the south west.

Vickery Holman's Associate Director Ashleigh Phillips comments: 'employing a compensation specialist is not a difficult decision for affected property owners and occupiers. It is worth remembering that the surveyors fees are normally paid in addition to the compensation.'

For further information contact: Ashleigh Phillips T: 01752 234120



Ashleigh Phillips

INVESTMENT MARKET ALIVE AND KICKING

The investment department of Vickery Holman are experiencing one of their busiest times for many years, with exchange of contracts on two investment properties since Christmas.

Swan Units, Sowton Industrial Estate, Exeter, has been sold for £1.2 million. Reflecting a net initial yield of 8.7%.

The long-leasehold property consists of 16 small industrial units of around 900 sq ft, multi-tenanted, producing a total current net income of £110,790 per annum.

Vickery Holman also report the exchange of contracts on 4-8 Hoegate Street, Plymouth, a mixed-use investment, including an HSS Hire Centre, which was a similar lot size.

Director Mike Oldrieve from Vickery Holman's Investment Department comments: 'The Swan Unit deal was particularly pleasing in the current climate and underlines that demand is still there for quality products.'

In addition to these sales Vickery Holman report three other investments in Plymouth, Tavistock and Truro under offer.'

Mike Oldrieve comments further: 'The majority of activity is local private investors but we have also seen the return of the property companies who have never been able to sit on their hands for too long and recognise that a large section of the market is now under valued, with prime yields in the southwest of England having moved out to retail 7%, offices 8% and industrial 9%+.'

Contact for further information: Mike Oldrieve, 01392 203010



LITIGATION ON THE RISE

"There must be a recession as litigation cases rise" comments Nick Holman "Property litigation bears an inverse relationship to economic trends, thus today we see the spectre of mounting claims and counterclaims." We have litigation in other parts of the economic cycle so what is it about the threat of, or an actual recession? Inevitably it sharpens the focus on the financial consequences of advice received, contracts entered into and individual expectations.

The publication of the Third Edition of the RICS Practice Note for Surveyors Acting as Expert Witnesses could not have been better timed being effective from January 2009. It contains lots of useful guidance but did you realise that when instructing a surveyor to be your expert witness you should be offered a copy of that Practice Note? Has it been explained to you that while you pay the fees, the expert witness owes his duty of care to the Arbitrator or Independent Expert or Tribunal or the Court?

Being an expert witness is no longer justified simply by being long in the tooth. Okay so a certain gravitas might help, however today we have to show not only that we have knowledge but that we have gained that expertise from hands-on experience and not just a text book. For cases that go to a hearing the expert witness must be familiar with the procedures and protocols of the tribunal or Court in which the evidence is being presented and the role expected of him or her by the legal profession.

The other key factor to develop over recent years is that practicing surveyors can no longer be a "jack of all trades". Specialisms are the key. Thus in Vickery Holman we have a team in Expert Witness and Litigation with individual expertise input for a range of property types and technical areas. Whether it be a building dispute, a rent review, a Party Wall Act notice, a mains sewer being laid through your property, incorrect valuation advice or repairs on your tenanted property Vickery Holman can offer you the expert you require.

We recognise that litigation is not an easy step for everyone to take. We understand the concerns at the potential costs involved. We offer the initial hour of advice free of charge. We have a depth in numbers and expertise in our team to ensure the right member of staff is allocated to your case.

Please contact in the first instance, either Nick Holman (01752 273833) or Dennis Venn (01752 261811) to hear more on how we can help you.

RAISING THE BAR



Development of the new point spa – conference resort hotel on Newquay’s Atlantic Coastline is set to raise the leisure bar in Cornwall.

The exciting new scheme will, subject to planning, provide the town with a new 80 bedroom landmark hotel of high quality aimed at the four star boutique market, which is not catered for in Newquay at the present time.

Vickery Holman’s leisure expert, Dave Cole, is well advanced with negotiations for an operator comments: ‘The clever design with its remarkable penthouse style conference suite in the amazing ocean vista, spa facilities and underground parking will ensure the business optimizes the commercial

opportunities on a year round basis, and provide sustainable employment for a considerable number of staff.’

Dave comments further: ‘the developer has grasped the nettle and is clearly taking a long-term view, which demonstrates the change in the Cornish leisure market.’

For further information contact Dave Cole on 01872 245600 or visit our Hotel and Leisure website www.vickeryholman.com/handl

SERIOUS ABOUT CORNISH INDUSTRY

Vickery Holman’s Truro office is currently providing management and agency advice to the majority of large industrial estates in Cornwall and therefore has a unique view on the current market.

Rachael Bromley, part of the business space team in the Truro office comments: ‘after a brief but noticeable drop in enquiries, the Cornish industrial market has once again picked up. With around 150,000 sq ft of industrial space on our books spread between 70 properties from Longrock, Penzance to Heathland, Liskeard; Penningillam Launceston and everywhere in between, we are maintaining a continued flow of enquires from potential tenants.’

‘Longrock Industrial Estate, Penzance has benefitted from three new tenants in the last month alone. One existing business has doubled the size of its unit.’

‘Penbeagle Industrial Estate, St Ives have experienced a dramatic increase in interest from diverse trades including fishing and motor trade.’

‘At Treloggan Industrial Estate in Newquay, we are now quoting and achieving rents in the region of £10 per sq ft.’

‘Other estates such as Goonhavern and St Columb Major are not getting quite the same level of attention, but our clients have responded with greater flexibility, in terms length of lease, rent-free periods and even use. There has been a rise in the number of short-term lettings and licences, which shows an understanding from landlords that the tenants need flexibility in this changeable financial climate.’

‘Landlords are also responding to vacancy levels by providing better accommodation. An example of this is Cardrew Industrial Estate, near Redruth, where the landlords Spencer Holdings PLC, have commissioned a refurbishment of the existing units plus a speculative new build of additional 6,000 sq ft in two units.’

‘The general picture painted by the national press is one of doom and gloom, so all we can report as we go to print that deals are happening and businesses are continuing to spend money in the local market, but we appreciate this is not a message you will hear from the majority of regions in the UK.’

For further information contact Rachael Bromley on 01872 245600



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YOU THINK IT’S WORTH HOW MUCH??

Probably the most frequently heard phrase around the Vickery Holman offices at the present time.

The current market offers Valuers a significant challenge compared to that experienced in the last few years. This challenge is due mainly to a reduction in the number of comparable property transactions, as well as fluctuations in market conditions with value falling by an average of 25 – 30 % in the past 12 months.

The market shows a significant fall in the volume of transactions as well as Bank financing being significantly more difficult to obtain. Markets therefore may still be functioning but will be at much lower levels making it more difficult for the valuer to make a judgment regarding value with certainty.

This is particularly the case for financial reporting where the valuer must give a single valuation figure and not a range of values, although a comment on the degree of subjectivity can be offered.

At this time constructive dialogue between the valuer and their client is important in ensuring that issues are properly reflected by measured consideration within reports and that the valuer can ensure that good, well thought out and reasoned advice is provided rather than “hiding” behind caveats and disclaimers.

Vickery Holman put much stock behind the proactive working relationships that they enjoy with their clients. As ever we are more than happy to discuss valuation matters on any property type and at any stage of a likely transaction to ensure that for our clients there are no unexpected bends in the road.



As with all good adventures it started in a pub, where a group of intrepid employees from Vickery Holman agreed to attempt to reach the three highest peaks in Scotland, England and Wales in aid of charity.

Starting at Ben Nevis on 07 August, they will climb and descend the summit, move on to Skafell Pike in the Lake District and finish on the peak of Snowden all within 24 hours.

They have chosen to undertake this challenge in support of Shelterbox, CLIC Sargent and Lionheart and are seeking for sponsorship from both individuals and companies. If you are able to sponsor their adventure you can donate at www.justgiving.com or contact Anthony Eke on 01752 273834.

ENVOY CONTINUED EXPANSION

A shining light in our otherwise gloomy skies reports Justin Armstrong, Director of Envoy describing his company's progress.

Vickery Holman's property management subsidiary, it has seen continued growth since its formation in 2002, handling a wide variety of properties from large blocks of residential flats to industrial estates, to multi-let office buildings and business parks.

Envoy's latest expansion includes the appointment of Paul Irons as a new management surveyor. Paul transferred from Vickery Holman's building surveying department where his extensive experience running small maintenance projects will be of great assistance.

The new appointment will allow Envoy to provide added value to both client and occupiers by improving the proactive approach to building management and maintenance, thereby ensuring that building works are prioritised and programmed to ensure that they are undertaken in the most cost-effective manner. This will in turn provide financial benefits to those landlords and tenants in terms of increase value of investment and reduced running costs.

AN OVERVIEW OF CURRENT INSTRUCTIONS					
Location	Size (m2)	Description	Tenure	Price/Rent	Contact
OFFICES					
Brooklands Office Campus, Crownhill, Plymouth	Up to 313	Part of a courtyard complex, recently refurbished open plan accommodation.	LH	On Application	PO
Brunel House, Lower Fore Street, Saltash	Up to 208	Refurbished office (A2) ground floor accommodation with retail potential in very prominent position, with offices above. Available immediately.	LH	£25,000	PO
Buckland House, Plymouth International Medical and Technology Park	156.5	Last building remaining. High quality office accommodation on two floors, with parking.	LH	Revised £10.00psf	PO
Centre Court, Exeter Street, Plymouth	620.81	Open plan office accommodation centrally located, with under cover secure parking.	LH	On Application	PO
Forrester's Business Park, Estover, Plymouth	Various	2 x high quality two storey office building - newly constructed. Suites available from 184 sq m.	LH	On Application	PO
11-13 Radford Park Road, Plymstock	137	Self contained offices on first floor with 5 parking spaces.	LH	£12,000pa	PO
Royal Building, St Andrews Cross, Plymouth	Up to 570	City Centre office building occupying very prominent position	LH	On Application	PO
Valley House, Valley Road, Plympton	155.16	Accommodation on ground floor, vacant for immediate occupation. Incentives available.	LH	£15,000pa	PO
83 Fore Street, Exeter	670	First and Second Floor City Centre Offices	LH	On Application	EO
St Pauls Road, Newton Abot	129.84	Office Accommodation in Prominent Sought-After Location	LH	£10,000	EO
Bridge House, Silverton Mill	20 - 3,656	Office Accommodation	LH	On Application	EO
Grace House, Marsh Barton	101 - 204	Office Accommodation with potential for Retail on Ground Floor - Subject to Planning	LH	On Application	EO
Riverside House, Newham, Truro	390.3	Two adjoining, terraced units with car parking. Subdivision possible. Discounted first year rent.	LH	£22,500 per unit pa	TO
Brunel Business Park, St Austell	From 206 to 576	High specification offices with allocated parking. BREEM environmental award winners.	LH	£12 per sq ft pax	TO
St Piran Hse, Truro Technology Park	From 112 to 152	Practical modern workspace, benefitting from air conditioning and a lift.	LH	£12.50 per sq ft pax	TO
Glenholme Court, Truro	From 132.9 to 395	Prime new build offices with air conditioning. Allocated parking.	LH	£14.50 per sq ft pax	TO
14 Threemilestone Industrial Estate	113.7	Premises with open plan area, reception and separate office with WCs and kitchenette area.	FH	£300,000	TO
Building A Greencourt, Truro	325	High quality modern office accommodation with the benefit of twelve allocated car parking spaces.	LH	£45,500 pax	TO
INDUSTRIAL					
Strashleigh View, Lee Mill Industrial Estate	Up to 1,710	Detached industrial buildings, available as a whole or individually (min. 664 sq m). Accessed directly off A38.	FH	On Application	PO
Unit 2 Chittleburn Business Park, Brixton, Plymouth	196.68	Detached modern industrial unit, with compound yard. First floor comprises 2 further workshops & staff room.	LH	£13,500pa	PO
Units at Bell Park Industrial Estate, Plympton	Up to 389	2 units remaining on popular industrial estate, with ample onsite parking.	LH	From £13,000pa	PO
Belstone House, Langage Industrial Estate, Plympton	1,161	High quality industrial unit with offices on popular estate. Total site area 1.57 acres. Expansion Opportunity.	FH/LH	On Application	PO
Hatfield House, Buntingford Way, Plymouth	1,859	Modern detached building suitable for call centre or hi-tech use. Letting of part also considered.	LH	On Application	PO
Unit 5 Walkham Business Park, Plymouth	235	Industrial unit with extensive office fit out, with demised parking.	FH/LH	On Application	PO
Pitts Cleave Industrial Estate, Tavistock	From 257.09	2 x brand new units available for immediate occupation. Rent free incentives offered, subject to negotiation.	LH	On Application	PO
Station Road, Kelly Bray, Callington	Up to 1164	Comprising 2 detached industrial buildings with extensive hardstanding yard area. Can be let separately or as a whole.	LH	On Application	PO
Lower Heightley Farm, Chudleigh	48.5 - 54 plus mezzanine	11 New Business Units adjacent to the A38, 15 minutes from Exeter	LH	From £105 per week	EO
34 Fore Street, Seaton	Total Covered Area 568	Refurbishment/Redevelopment opportunity for Workshop, Office & Flat available in the Centre of Seaton	LH	On Application	EO
6 Bittern Units, Sowton Industrial Estate	260.1 Plus Mezzanine	End of Terrace Industrial Unit in Excellent Condition	FH	£280,000	EO
Finnimore Industrial Estate, Ottery St Mary	279.53	End of Terrace Modern Industrial Unit	LH	£15,750	EO
Kestrel Business Park, Sowton Industrial Estate	916	Industrial / Distribution Unit with Good Office Content & Secure Yard	LH	On Application	EO
Unit 2b, Granary Court, Cullompton	267.6 plus mezzanine	Semi-detached Industrial Unit with Immediate Access to the M5	LH	£15,700	EO
Bridford Road, Marsh Barton	464.7	End of Terrace Steel Portal Frame Warehouse with Ancillary Offices	LH	£23,500	EO
10 Bittern Units, Sowton Industrial Estate	268.8 plus Mezzanine	Mid Terrace Industrial Unit Presented in Excellent Condition with Parking	LH	£18,800	EO
10 Swan Units, Sowton Industrial Estate	83.8	Mid Terrace Industrial Unit withing 3/4 Mile to the A30 (A303) and Junctions 29 & 30 of the M5 Motorway	LH	On Application	EO
4 Cofton Road, Marsh Barton	117.99	Mid Terrace Business Unit with Open Industrial Space Presented in Excellent Order	LH	£10,160	EO
2a Granary Court, Cullompton	278.1	Semi-detached Industrial Unit with Immediate Access to the M5 plus Parking	LH	£15,700	EO
Richmond Road, Exeter	143.6	Secure Parking/Storage Unit adjacent to Queen Street, Exeter	LH	£12,000	EO
3c Guildford Road, Hayle	506.8	End terrace industrial warehouse unit with substantial parking and secure compound areas.	LH	£25,000 pax	TO
27e Pennygillam Ind Est, Launceston	607.1	Self-contained industrial/warehouse unit with car parking and good vehicular access.	LH	£32,500 pax	TO
Water-ma-Trout Ind Est, Helston	256.9	Premises suitable for a wide range of uses. The front section is separated from the rear unit.	LH/FH	£18,000 pax LH or £200,000 FH	TO
Newport Ind Est, Launceston	370.9	Premises comprise front showroom and office areas, workshops and stores and are available either in part or as a whole.	LH	£16,500 pax	TO
2 Longrock Ind Est, Penzance	148.6	Premises built to modern specifications with dedicated car parking spaces.	LH	£14,000 pax	TO
3 Longrock Ind Est, Penzance	374.1	Premises built to modern specifications with dedicated car parking spaces.	LH	£33,750 pax	TO
Ponsharden, Penryn	254	Brand new industrial premises with planning permission for marine-related uses.	LH	£12,000 pax	TO
7 Callywith Gate, Bodmin	393.9	Individual detached industrial premises with tarmac surfaced entrance and parking area	LH/FH	£24,000 pax LH or £300,000 FH	TO
Callywith Gate, Bodmin	From 278 to 420	Hybrid units with offices on first floor and industrial ground floor with parking.	LH/FH	From £25,000 pax LH or £295,000 FH	TO
RETAIL					
119 Beaumont Road, St Judds, Plymouth	NIA 158.38	Ground floor retail premises, with 2-bed self contained flat above. Off road parking.	FH	OIRO £182,950	PO
Keast Mews, Fore Street, Saltash	Up to 31	Only 2 remaining - small retail units occupying prominent position on Fore Street.	LH	From £5,500pa	PO
11 Market Avenue, Plymouth	121	City Centre retail unit occupying prominent corner, flexible lease terms. Available immediately.	LH	£15,000pa	PO
68 Mutley Plain, Plymouth	105	Mid-terrace ground floor retail premises, with ancillary offices. Located on very popular shopping parade.	LH	£20,500pa	PO
Fleet Walk Shopping Centre, Torquay	Various	A Variety of Kiosk Units Available within Fleet Walk Shopping Centre	LH	On Application EO	EO
21-22 Fleet Street, Torquay	170.04	Ground Floor Retail Accommodation with Extensive Frontage to Fleet Street. Sub-division considered.	LH	£45,000	EO
95 Queen Street, Newton Abbot	83.6	Retail with plus Large Workshop and Parking. Ancillary Storage and Versatile Upper Parts	LH	£15,000	EO
7 Wellington Street, Teignmouth	49.3	Retail Unit with Double Frontage in the Heart of Teignmouth	LH	On Application	EO
8 Church Road, Alphington	60.2	Versatile Showroom Unit with Superb Promience	LH	On Application	EO
20 Market Walk, Newton Abbot	231.1	Large Corner Retail Unit with Secure Yard Area for Parking	FH/LLH	OIRO £775,000 / OIRO £68,000	EO
4 Station Road, Redruth	202.5	Recently refurbished two-storey retail premises in a prominent roadside position.	LH	£15,000 pax	TO
5 Princes St, Bude	223	Extensive shop unit with fully glazed display frontage, service access and stores to the rear.	LH	£28,885 pax	TO
Dales showroom, Summercourt	926.5	Detached showroom, with offices, parts department and 5-bay motor workshop area.	LH	£70,000 pax	TO
DEVELOPMENT					
Land at Pixon Lane, Tavistock	0.33 Acres	Retail Development Site (STP) - currently used as car showroom/sales. Well located and easily accessed.	FH	OIE £895,000	PO
Newnham Point, Newnham Industrial Estate, Plympton	2 Acres	Flat level site providing an exciting new bespoke industrial development opportunity on a busy and popular well established industrial estate.	FH/LH	On Application	PO
Willey's Avenue, Exeter	0.25 Acre	Residential Development Site Located in the St. Thomas District of Exeter	FH	OIEO £595,000	EO
5 Bank Street, Teignmouth	Total 748.74	Superb Investment & Development Opportunity for Ground Floor Retail and 9 Flats in Upper Parts	FH	OIEO £750,000	EO
South Roskear Terrace, Camborne		One single and two storey buildings plus land adjacent.	FH	£500,000	TO
Higher Newham Lane, Truro		Site with detailed planning consent for offices and hybrid units with associated car parking.	FH	£350,000	TO
Gas Hill, Truro		Useable site area: 0.14 Ha (0.34 acres) with lockable-gated access and small building.	LH	£10,000	TO
INVESTMENT					
Building 3 & 4, Moorside Business Park, Yelverton	144	Let on FRI lease for a term of 7 years from 11th November 2008, at a rent of £12,000pa to a Limited Company.	FH	OIRO £175,000	PO
Tamar View Industrial Estate, Saltash	303.3	Office Investment with 13 Year Unexpired Lease	FH	OIRO £400,000	EO
Breakwater Works, Plymstock, Plymouth	Total 3,791	Terrace of Three Warehouse Units with Large Communal Yard	FH	OIEO £2.6m	EO
Tamar House, St Andrews Cross, Plymouth	2,947	Major City Centre Site providing Three Ground Floor Retail Units with Three Floors of Offices Above	FH	OIRO £5m	EO
9 Market Street, Tavistock	Retail Sales Area 71.81	Freehold Retail Investment	FH	OIRO £320,000	EO
Eastern Avenue, Barnstaple	1,481	A Terrace of Business Units with Car Parking	FH	OIRO £2m	EO
176 Exeter Street, Plymouth	Ground Floor 104.4	Freehold Mixed-Use Investment	FH	OIEO £400,000	EO
21 Meneage St, Helston	103.8	Ground floor retail investment opportunity. The shop is let to Julian Graves Ltd.	FH	£350,000	TO
LEISURE					
Restaurant Unit, Bretonside/Sutton Harbour, Plymouth	468.13	Restaurant premises provided to a shell specification with full height glazed frontage. Capable of subdivision.	LH	On application	PO
The Metro, Newquay		Detached refurbished hotel, occupying an excellent trading position.	FH	£625,000	TO
The Top House, The Lizard		Landmark building with Olde Worlde bar, dining room, sports bar, beer garden and 8 en-suite letting bedrooms plus proprietor's accommodation	LH	£250,000	TO
The Point Hotel, Newquay		Brand new 75-80 bedroom seafront hotel offering a stunning architectural design incorporating a fantastic Spa facility.	LH/FH	POA	TO
Tregellas Tea Rooms, Marazion		Rare freehold and income opportunity to acquire a business close to the sea and town centre	FH	£550,000	TO
Athenaeum, Plymouth		New 138-bedroom hotel, part of a strategic leisure-based development.	LH/FH	POA	TO

WHY NOT SIGN UP FOR NOTIFICATION OF NEW PROPERTY LISTINGS AT
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