

Development Opportunity

On behalf of Edward Avery Gee & Daniel Richardson acting as
Joined Fixed Charge Receivers

BK Bruton Knowles

est. 1862



178 ARMADA WAY, PLYMOUTH

Devon, PL1 1LD

MIXED USE DEVELOPMENT OPPORTUNITY – CITY CENTRE LOCATION

LOCATION

Plymouth is the largest City in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants, which is projected to rise within the next 10 years to approximately 300,000. Plymouth is based on the border with Cornwall in the picturesque County of Devon and is easily accessible, with the main A38 running through the heart of the City, west into Cornwall over the Tamar Bridge and east to the M5 motorway at Exeter, Bristol and beyond.

The property is located on Mayflower Street within Plymouth City Centre and also benefits from frontage to Armada Way which is one of the main pedestrian thoroughfares in the City Centre. The site is diagonally opposite the Armada Shopping Centre, the Copthorne Hotel and. The building is located some 300m from Plymouth University, there is a Sainsburys' supermarket a short distance west of the Property.

The Property is also just off the A374, the city's inner ring road and approximately 10 minutes' walk to the south of Plymouth rail station. There is an attractive landscaped public open space immediately to the west of the Armada Way elevation of the Property.

Mayflower House is well placed for access to public car parks. There is a surface pay and display car park, Mayflower Court, immediately to the east of the Property. There is also a multi-storey car park.

The property is located well for its proposed use. Although a secondary retail location, the Property is situated within close proximity to Plymouths University and two other large student accommodation block; Beckley Court and Discovery Heights.

Drakes Circus shopping centre is the principal retail location with anchors being Marks and Spencer, Next, Primark and Boots. Occupiers within the immediate vicinity of the property are generally of secondary and tertiary nature and subject to primarily local occupiers.

Plymouth benefits from two universities: Plymouth University and the University of St Mark and St John.

Plymouth University is situated circa 0.5 km (0.3 miles) from the property, whereas, the University of St Mark and St John is some 7 km (4.5 miles) north. The property is therefore considered suitable for its proposed use.

Plymouth City Market Report

Plymouth is a structurally undersupplied student market in the UK today with the accommodation available through Plymouth University itself catering for just 12% of its student population.

Plymouth is one of the UK's most money-spinning buy-to-let hotspots thanks to its booming multi-million pound student economy, national research reveals

The coastal city of Plymouth has over 25,000 students attending its two prominent higher-education institutions. More than £200 million has been spent on the main Plymouth University campus, whilst Plymouth Major University is planning to double its student population over the next decade. Plymouth is going above and beyond to attract more students. Meanwhile, the lack of provided student accommodation, which is unable to meet the city's rising demand, is helping to support strong rent growth

There has been volatile demand for office accommodation within Plymouth over the past quarters; however, the market has seen the benefit of the growth within the digital and creative sectors which have resulted in strong demand and low supply. The prime office rent in Plymouth is currently £16 per ft², with the general tone for most spaces being between £8.50-12 per ft², depending on size, specification, condition, location and parking allocation.

The property is going to provide good quality office accommodation within the city centre.

Average Rents in Plymouth



Non en-suite

£105



Studio

£149



Non PBSA

£92



En-suite

£110

Rent per week across the range of room types adjusted to 51 weeks tenancies. Non PBSA room type based on 2 or more bedroom property and incl. bills of £20pw. Source: Rightmove, Knight Frank

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MIXED USE DEVELOPMENT OPPORTUNITY – STUDENT ACCOMMODATION MARKET DATA

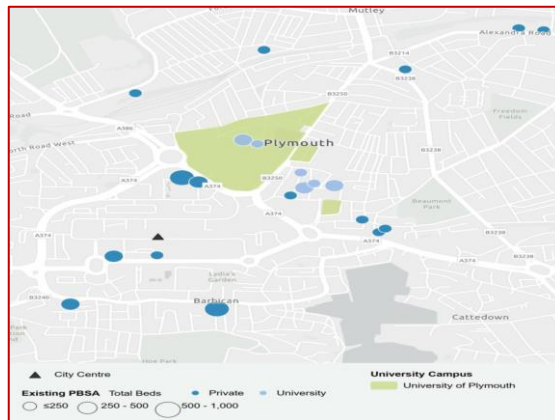
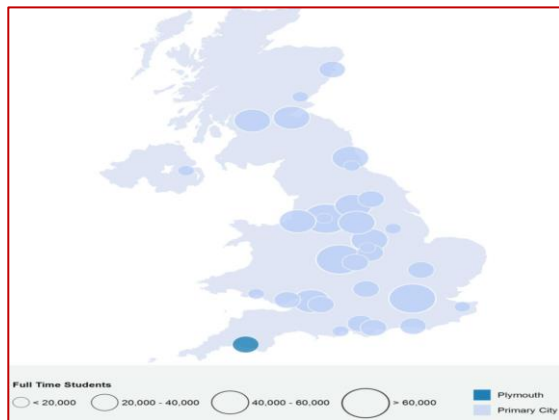
UNIVERSITY STUDENT NUMBERS

Student number statistics based on the latest HESA 2018/19 data

Institution	Full-time undergraduates	Full-time postgraduates	% Non-UK students	Total full-time HE students	% Growth since 2014/2015	3 Year CAGR
University of Plymouth	15,004	1,269	10%	16,273	-22%	-8%
University of St Marks and St Johnstone	2,135	309	2%	2,444	24%	7%
Plymouth College of Art	1,259	25	3%	1,284	34%	10%
Plymouth Total	18,398	1,603	9%	20,001	-16%	-6%

Since 2010/11, the number of students enrolling at Plymouth University has steadily declined. However, In September 2017, the University of St Mark and St John had approximately 1,800 students on campus and projected that over the next 10 years, student enrolments could double to 3,600 students.

UK STUDENT POPULATIONS



CITY MARKET COMPARISON

Source: HESA 2018/19

Region	Full-time students	% Living at home	% unable to access PBSA (gross)	% unable to access PBSA (net)
London	295,138	24%	68%	58%
Plymouth	20,001	14%	66%	61%
Glasgow	61,736	34%	69%	53%
Bath	23,252	8%	68%	65%

68% of students in Plymouth are unable to access purpose built student accommodation or a student to bed ratio of **3:1:1**. When the total development pipeline under construction in Plymouth is completed, the proportion of existing students unable to access PBSA would change from **66% to 63%**

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MIXED USE DEVELOPMENT OPPORTUNITY – DESCRIPTION

DESCRIPTION, PLANNING CONSENT

The property was granted planning permission on the 22/04/2016 for demolition of the existing building and erection of an 18-storey building comprising 490 student bedrooms and associated facilities, 2,381 m2 of office accommodation and 793 m2 of retail accommodation (Use A1/A3).

The proposed development will comprise of a purpose-built student scheme, providing in total 490 bedrooms, arranged as 52 clusters and 78 studios. The scheme will also comprise communal facilities being; Reception, Laundry room, Staff room and external bike store and paved areas.

In addition to student accommodation, there will also be retail and offices. A schedule of the proposed accommodation is tabled below:

Accommodation	No.	Bedrooms
8-bedroom cluster	51	408
4-bedroom cluster	1	4
Studio	78	78
Total	130	490

Retail	GIA M ²	GIA ft ²
Lower Ground	392	4,219
Upper Ground	401	4,316
Total	793	8,535

Office	GIA M ²	GIA ft ²
First Floor	1,010	10,871
Second Floor	1,040	11,194
Total	2,050	22,065

The property currently comprises an existing office and retail building, demolition works have commenced. The S.106 agreement documents state than an obligation to pay £217,589 as an infrastructure contribution, the Council of the City of Plymouth and M Baker (south west) Limited and Guildhouse (UK) limited and Lloyds Bank Plc. The agreement sets out the contributions payable towards addressing the cumulative impacts of the development on both local and strategic infrastructure which totals £217,589.

The owner shall pay 50% (£108,785) on commencement of construction works and the other 50% on occupation of first student unit, commencing on 17th October 2016, current rent is £25,000 pa, the rent is subject to 5 yearly reviews.

STRENGTHS

- Full planning permission in place
- The scheme will be diversified: students, office and retail, thus taking full advantage of the current dynamics/ trends in Plymouth
- Student enrolment is projected to double to 3,200 over the next 10 years – Potential to increase its market value

TENURE AND TERMS

The Property is subject to a lease agreement dated 4 September 2013 and was granted for a term of 125 years from 4 September 2013. The current rent is £39,032 plus VAT per annum. The lease is not contracted out of the security of tenure provisions set of Part II of the Landlord and Tenant Act 1954.

The lease agreement also contains the following key provisions:

The assignment and subletting is permitted subject to the lease being under 14 years of term. Should the Tenant assign or sublet any parts a registration fee of £50 is payable to the Landlord.

PRICE ON APPLICATION

ACCOMMODATION

We have measured the site using a digital mapping service and understand it extends in the region of 0.133 hectares (0.328 acres).

VAT

To be confirmed

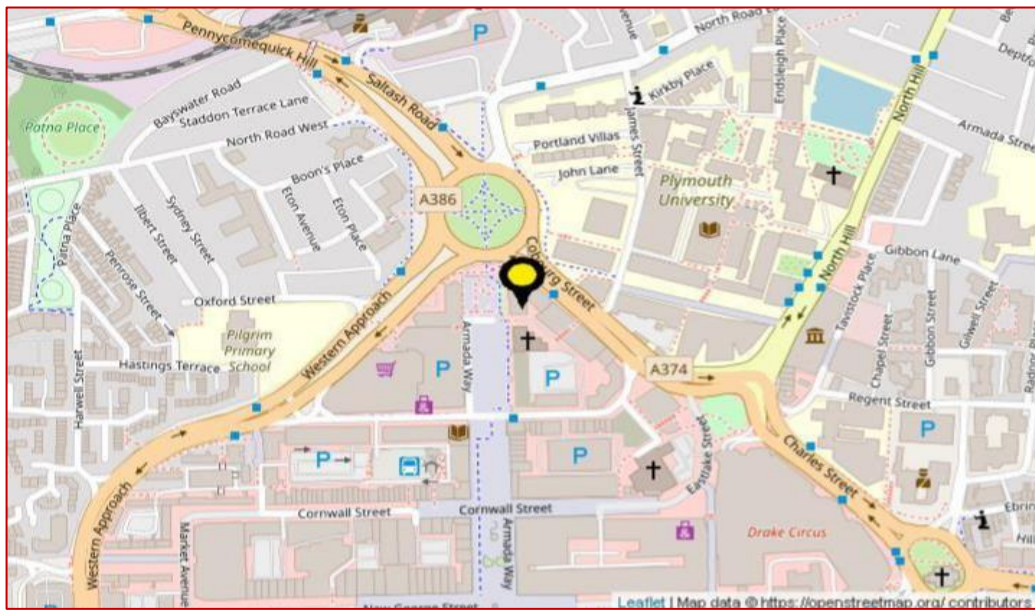
VIEWING

By appointment with the SOLE AGENTS

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk



CGI of rear of consented scheme



Photo taken 24/11/2020



Photo taken 24 /11/2020

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