



All enquiries Ref: James Paterson



- Freehold four floor end terrace building arranged as ground floor take-away unit and residential upper parts
- Investment

Location:

The property is situated on Marlborough Street between its junctions with St Aubyn Road and Granby Street. Public transport links include Devonport railway station together with a network of local bus services serving the surrounding vicinity. Road links include the A374 and A38 Devon Expressway. Shopping amenities can be found locally within Marlborough Street and Albert Road) with an extensive range of shops, bars and restaurants being found in Plymouth City Centre. Recreational pursuits can be found locally at the open spaces of Devonport Park and Plymouth Hoe.

Description:

Freehold four floor end terrace building arranged as ground floor take-away unit and residential upper parts over first, second and third floors.

Accommodation:

Third floor: Two bedrooms, one with door to terrace.
 Second floor: Landing, kitchenette/living room, bedroom and bathroom.
 First floor: Entrance hall, kitchenette/living room, bedroom, shower room/WC
 Ground floor: Front door to communal entrance and inner hall to staircase.

Ground floor shop:

Seated reception and counter area, kitchen, preparation area, store, W.C.

Gross Internal Area GIA (Source: EPC)

Approximately 227 sq m (2,443 sq ft)

EPC rating: C

Council Tax Band:

Flat 1st – 3rd floors: A



Tenancy:

The whole property is let on one lease for a term of 20 years from 19th December 2022 until 18th December 2042 at a current rent of £16,000 per annum. With rent reviews every 4 years.

Rent reserved:

£16,000 per annum

Potential:

The property may be suitable for conversion of the upper parts to self-contained flats subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

