

Description

A high yielding multi-faceted freehold investment opportunity, comprising four x one bedroom flats, a ground floor retail premises, garage and additional enclosed yard space with two vacant storage facilities offering the potential for further income/potential redevelopment subject to any requisite consents. The retail unit is currently let and generating £400pcm/£4,800pae. Three of the flats are currently let on rolling ASTs at modest rents of £425pcm/£5,1000 per flat, with the potential for increased rents of circa £600pcm, with the fourth flat currently vacant but ready to let and refurbished. The garage is also currently let at £100 pcm/£1,200 pae, with the current total combined income of £21,300pae/£26,400 when fully let.

Situated

Marlborough Street is situated in the heart of Devonport offering a wide selection of shops, mini supermarkets and food outlets. Set in the historic Naval Quarter of Plymouth the area is home to HMNB Devonport and is a regenerating neighbourhood with many of its historic buildings having been converted into luxury apartments.

Ground Floor

Self-contained shop unit comprising main retail area, inner hallway/storage with access to the rear courtyard and a rear office/storage area, totalling 73 square metres and with a VOA rating of £8,000. Separate access to the communal entrance hall to the flats and stairs rising to all floors.

EPC Rating

- Flat 1 – D
- Flat 2 – D
- Flat 3 – C
- Flat 4 – TBC
- Shop – E

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Communal landing with access to the fire escape.

Flat 1 Open plan lounge/kitchen/diner, double bedroom and shower room.

Flat 2 Entrance hall, open plan lounge/kitchen/diner, double bedroom and shower room.

Second Floor

Flat 3 Entrance hall, open plan lounge/kitchen/diner, double bedroom and shower room.

Third Floor

Flat 4 Living room, kitchen, double bedroom and bathroom.

Outside

Fully enclosed rear courtyard with two vacant storage facilities, WC, yard space and garage, with pedestrian gateway.

