

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 fourth flat currently let at £600pcm/£7,200pae. The garage is also currently let at £100pcm/£1,200pae, with the current total combined income being £28,500 per annum.

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.

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

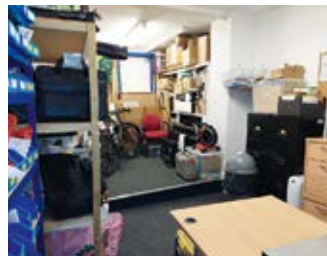
Fully enclosed rear courtyard with two vacant storage facilities, WC, yard space and garage, with pedestrian gateway.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Shop E, Flat 1 D, Flat 2 D, Flat 3 C, Flat 4 E



Council Tax Bands

All flats individually rated band A Retail VOA rateable value £8,000

