

Description

A high yielding multi faceted freehold investment opportunity, comprising four 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, three flats and the garage are currently let and generating a combined income of £2,285 pcm/£27,420 pae, with flat 2 currently vacant.

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 of 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 (currently let at £20 per week on an adhoc basis).

Viewings

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

EPC Rating

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

