

Lot No.: 4

FORMERLY THE BRISTOL CASTLE PUBLIC HOUSE DUNCAN STREET, DEVONPORT, PLYMOUTH, DEVON PL1 4EP



- Freehold with Vacant Possession ●

- A substantial building comprising public house with ancillary accommodation at ground floor level together with 6 bedrooomed living accommodation above ●
- Occupying a corner site with a footprint of generous proportions in an improving residential district ●
- Potential for change of use by conversion or further development of the site subject to planning permission being obtained ●

Property Details

Location

This property occupies a corner site at the junction of Duncan Street and St. Johns Street in the heart of Mount Wise peninsula but readily accessible for Plymouth City Centre a little over 1 mile distant. It adjoins the South Yard Regeneration Area and is also in close proximity to the Mount Wise Village by The Sea.

Description

A detached building of considerable age and character with spacious accommodation until recently operating as a licensed Free Trade Public House with living accommodation but now offered with vacant possession on completion. Whilst still currently licensed this property lends itself for change of use and conversion for a variety of potential uses or for further development of the site subject to Planning Permission being obtained.

EPC Rating Applied for at time of going to print but now available for inspection within the Legal Pack or by arrangement with the Auctioneers

Accommodation

Ground Floor

Public House premises comprising two bars, men's and women's cloakroom facilities, beer storage and ancillary accommodation

First and Second Floors

Landings, 6 double bedrooms, Sitting/Dining/Kitchen and Bathroom with bath, wash hand basin and W.C.

Outside

Forecourt with vehicle parking facility

Outbuildings

Attached single garage

Tenure

Freehold with vacant possession

Floor Plan

In course of preparation at time of going to print but available for inspection by arrangement with the Auctioneers

Guide Price £120,000 - £140,000

Sole Agents

SHOBROOK & CO LTD

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