

Lot No.: 8

117/119 HEALY PLACE

STOKE, PLYMOUTH, DEVON PL2 1BD



● Freehold with vacant possession ●

- Well suited for owner occupation or for letting purposes with its current commercial use and capable of generating a good rental income as an investment opportunity if let ●
- A potential development opportunity in a well established location subject to expired Planning Permission being renewed ●
- Electric heating to a high specification has been installed as part of a comprehensive scheme of refurbishment ●

Property Details

Location

This property is situated in Healy Place near its junction with Ross Street, Healy Place being located on the northern side and parallel to Albert Road which is the local district shopping centre. Devonport Dockyard and Naval Base are close by and Plymouth City Centre readily accessible some 2 miles distant.

Description

A substantial Mews style building which has been renovated to provide flexible accommodation comprising workshop and premises on the ground floor and office with ancillary accommodation on the first floor. Conditional Planning Permission was granted on 13th September, 2007, under Application Number 07/00857/FUL, for change of use to form a single dwelling. This has now expired and would need to be renewed to activate.

Accommodation

Ground Floor

Entrance lobby, large workroom, additional large workroom with potential for use as a garage as the original roller door is in situ, store cupboard, cloakroom/ W.C., door to rear

First Floor

Large open office, additional room, Kitchen, W.C.

Tenure

Freehold with vacant possession

EPC Rating: E119

Guide Price £95,000 - £100,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

Wolferstans, 60/66 North Hill, North Hill, Plymouth PL4 8EP

Tel: 01752 663295 Fax: 01752 672021

DX: 8206 PLYMOUTH 1 Reference: Philippa Tanner-Wood

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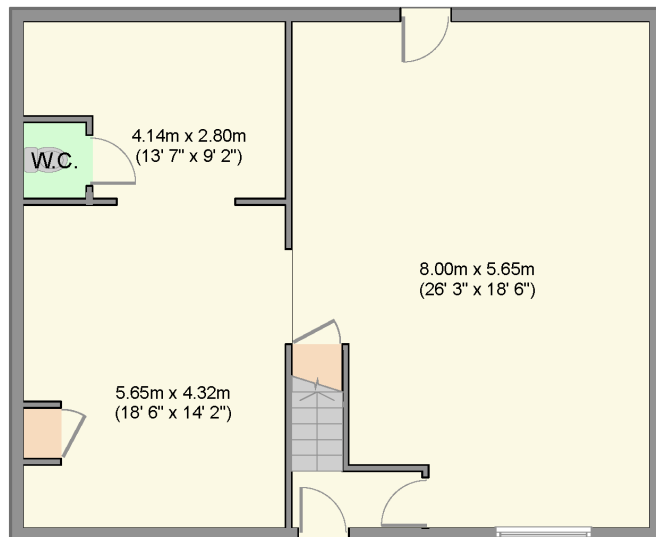
117/119 HEALY PLACE

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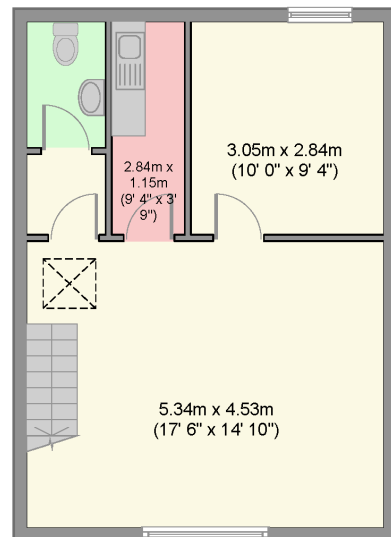
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Total floor area 124.0 sq. m. (1,335 sq. ft.) approx



Ground Floor

Floor area 79.0 sq. m. (850 sq. ft.) approx



First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE

Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

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