

# Lot No.: 7

## 9, ADELAIDE STREET

STONEHOUSE, PLYMOUTH, DEVON, PL1 3JE



- Freehold with vacant possession ●
- A substantial property with undoubted development potential occupying a prominent corner site in a well established central location. ●
- Formerly a public house known as The Adelaide Arms with its own residential accommodation but well suited for conversion into separate residential units subject to any necessary planning permission. ●
- Flexible accommodation in the region of 3,000 sq.ft., capable of being arranged so as to maximise potential income when fully let as an investment proposition. ●

### Property Details

#### Location

Adelaide Street is located on the southern side of Clarence Place adjacent to the favoured Millfields enclave formed from the original Royal Naval Hospital and within walking distance of Plymouth City Centre.

#### Description

A substantial building with accommodation on two floors formerly a public house but now offered as an interesting development opportunity subject to planning consent being obtained.

**EPC Rating:** D55

### Accommodation

#### Ground Floor:

Entrance Lobby, Sitting Room, Kitchen, Study, Dining Room, Utility Room, Shower Room, Integral Garage and Store Rooms.

#### First Floor:

Landing, No. 1 Bedroom, No.2 Bedroom, No.3 Bedroom, No.4 Bedroom, No.5 Bedroom, No.6 Bedroom, Cloakroom with W.C. and Bathroom.

#### Tenure

Freehold with vacant possession

**Guide Price Circa - £170,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

Thompson & Jackson, 4-5 St Lawrence Road, Plymouth PL4 6HN

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