

# Lot No.: 4

## 95/95A, CHURCH ROAD

PLYMSTOCK, PLYMOUTH, DEVON, PL9 9AX



- Freehold with part vacant possession
- A part commercial/part residential investment property
- A substantial semi-detached building arranged as lock-up commercial premises on the ground floor together with a self contained flat above
- Located in a well established residential area within easy reach of the district shopping centre at Plymstock Broadway.
- Offered subject to a lease in respect of the ground floor premises but with vacant possession of the first floor living accommodation
- When fully let was recently producing a gross rental income equating to approximately £13200 per annum

### Property Details

#### Location

This property is situated on the southern side of Church Road just to the west of its junction with Horn Lane in a favoured residential district.

#### Description

A semi-detached building which was probably built during the inter-War period and which is arranged as lock-up shop and premises on the ground floor together with a two bedroomed self contained flat at first floor level.

The property is offered for sale subject to the lease in place for the ground floor commercial unit which trades as a dog grooming business but with vacant possession of the residential unit which has recently become vacant.

The lease for the ground floor is dated 7th April 2018 and is for a term of 3 years commencing 1st May 2018 at a rent of £6600 per annum exclusive.

#### EPC Rating

*Ground Floor Shop Premises:* F134

*First Floor Flat:* D63

### Accommodation

#### Ground Floor

*Commercial shop premises comprising:*

Front and Rear retail space, rear hall, rear room, tenement room and cloakroom with wash hand basin and W.C.

#### First Floor

*A self contained flat comprising:*

Entrance Lobby (at ground floor level), Landing, Sitting Room, Kitchen, No.1 Bedroom (double), Study or No.2 Child's Bedroom and Bathroom with W.C.

#### Outside

Hardstanding at the front of the building providing a car parking facility for approximately two vehicles and an enclosed rear garden.

#### Outbuildings

2 Stores

**Tenure** Freehold subject to a lease in respect of the ground floor unit and with vacant possession of the first floor flat.

Guide Price £160,000 - £170,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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