

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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