



An excellent investment opportunity comprising of shop unit, 3 flats, garage and courtyard in central location, currently part let and generating £9,620 pae with further income potential.

LOCATION

Marlborough Street is situated in the Devonport area of the city, within easy reach of the Torpoint and cross channel Ferries and in turn the facilities and amenities of Stoke Village and Plymouth city centre beyond.

DESCRIPTION

An excellent investment opportunity situated in a popular central location currently comprising of a ground floor shop, with storage area and staff room (currently let and generating an income of £5,200 pae) with the upper floors being loosely arranged as three units of residential accommodation, with the top floor flat generating £65 per week/£3,380 pae and the two middle floors being currently vacant and offering the potential to increase the overall yield. The property has the benefit of a rear courtyard with the garage currently being let at £20 per week/£1040 pae. Although the property would benefit from a programme of modernisation it will doubtlessly appeal to the career lettings investor and also to builder/ developers looking for a post works break-up and resale opportunity.

ACCOMMODATION

Ground Floor Retail unit comprising of main trading area, storage area and staff room.

First Floor Flat 1: Entrance hall, lounge/diner, kitchen, bedroom and shower room.

Second Floor Flat 2: Landing, open plan lounge/diner/bedroom, kitchen, inner hallway and shower room.

Third Floor

Flat 3: Landing, lounge/bedroom with en-suite bathroom, kitchen/diner.

Outside Rear courtyard area with access to the service lane. Garage.

EPC

Shop – Energy Efficiency Rating – TBC

Flat 1 – Energy Efficiency Rating – E

Flat 2 – Energy Efficiency Rating – D

Flat 3 – Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday-Friday); Miller Countrywide Plymouth 01752 668242 (Weekends).