



For Sale

74 North Road East, Plymouth, PL4 6AL

A well located 5 storey semi-detached
period property

Pre-application approved with Plymouth
City Council for 2 flats, (1x 4 bed, 1x 2 bed)

Three parking spaces

Centrally located near the train station

Total area 198 sq m / 2,131.27 sq ft

Asking price £400,000

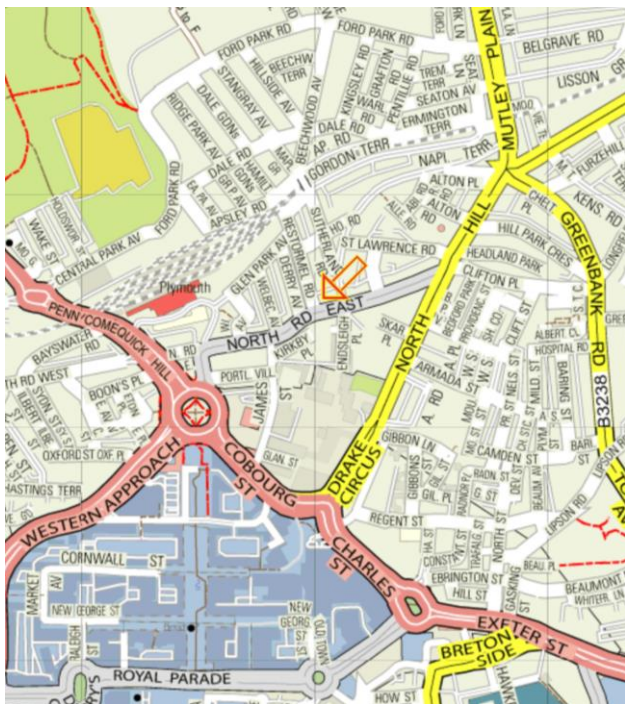
Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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strattoncrebercommercial.co.uk



Location & Description

The property is situated to the north of the retail centre of Plymouth and north of Plymouth University on the edge of the Mutley district. The property fronts onto the north side of North Road East, mid-way between the junctions with Sutherland Road and Restormel Road. Plymouth's railway station lies in close proximity to the northwest. This area is mainly residential in the form of terraced Victorian housing, many being converted into flats or student accommodation due to the relatively close proximity of Plymouth University.

We offer to the market this well located period semi-detached property currently being utilised as a Language School although a successful pre-application has been approved by Plymouth City Council for two flats, one four bedroom flat and one two bedroom flat. There are also three parking spaces to the rear of the building. Located in an ideal location close to both the city centre and train station we expect to receive a good level of interest in this building from a number of buyers. Full refurbishment and reconfiguration is required by the potential purchaser enabling them to create two apartments within the versatile space on offer.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

| | | |
|--------------------|-----------------|-----------------------|
| Lower Ground Floor | 39.11 sq m | 420.98 sq ft |
| Ground Floor | 53.07 sq m | 571.24 sq ft |
| First Floor | 40.65 sq m | 437.55 sq ft |
| Second Floor | 31.57 sq m | 339.81 sq ft |
| Third Floor | 33.60 sq m | 361.67 sq ft |
| Total: | 198 sq m | 2,131.27 sq ft |

Tenure

Our client is looking to sell the freehold interest for the property at an asking price of £400,000.

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is **114E**.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 13723 (Nov 21)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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