



234 Albert Road,
Stoke, Plymouth, PL2 1AW



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£200,000

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This excellent opportunity which was a former shop and extensive store rooms is laid out over three stories, there is an addition of two studio flats which are located on the front section of the building.

Located in the central area of Devonport situated opposite the entrance gate to the Babcock Royal Dockyard near to HM naval base, the area benefits from great transport links into Plymouth City Centre and the wider area. A short walk to the Torpoint Ferry that allows easy access to Cornwall and the beautiful Rame Peninsula.

This excellent opportunity which was a former shop and extensive store rooms is laid out over three stories, there is an addition of two studio flats which are located on the front section of the building. The accommodation on the ground floor consists of the shop area which leads to further store rooms. There is an additional store room to the first floor which should be viewed, this must be viewed so the space can be appreciated.

On the front section of the building, there are two one bedroom/studio apartments which consist of living area with kitchen, shower room and bedroom. Both apartments on the first and second floor are currently let at £85 per week and let on assured shorthold tenancies.

In our opinion, the property is perfect for conversion due to the amount of space currently being offered and would create an excellent investment opportunity due to the location.



GROUND FLOOR

SHOP FRONT 14' 5" x 26' 4" (4.39m x 8.03m)

SHOP REAR 18' 3" x 27' 5" (5.56m x 8.36m)

STORE ROOM 18' 3" x 21' 3" (5.56m x 6.48m)

STORE ROOM 18' 3" x 32' 5" (5.56m x 9.88m)

FIRST FLOOR

LIVING ROOM/KITCHEN

BEDROOM

STORE ROOM

SECOND FLOOR

LIVING ROOM/KITCHEN

SHOWER ROOM

BEDROOM

LOCAL AUTHORITY Plymouth City Council

POSTCODE FOR SAT NAV PL2 1AW

To view this property call Lang Town & Country Estate Agents on **01752 278499**



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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40 Mannamead Road
Mutley
Plymouth
Devon
PL4 7AF

01752 256000

property@langtownandcountry.com

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