



For Sale

24 Molesworth Road,
Stoke, Plymouth, PL1 5LZ

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Superbly presented freehold opportunity

Ground floor & lower ground floor retail unit

Additional enclosed rear courtyard & single garage

2 bedroom first floor flat with AST until
September 2021

Asking price £295,000



Location & Description

The City of Plymouth has developed into the principal conurbation within Devon, having a population in excess of 250,000 inhabitants. It provides a comprehensive range of retail, business and leisure amenities, together with employment opportunities. The city benefits from the Drake Circus Shopping Centre and there are a number of other proposed regeneration schemes incorporating shopping facilities within the city, including the Bretonside Bus Station mixed use re-development which commenced in 2017. Plymouth also has a noted Naval Port and Dockyard, together with the benefit of a railway station on the Penzance to Paddington main line and a cross channel ferry terminal. Road access to the city is provided by the A38 dual-carriageway, which lies approximately 3 miles to the north of the city centre and connects with the M5 motorway at Exeter approximately 45 miles distant.

The subject property is located approximately one mile west of the city centre, situated in what is predominantly the residential area of Stoke. The premises is located on the south-eastern side of Molesworth Road with surrounding local amenities, including shops, schools, parks and bus services to Plymouth City Centre and the surrounding areas.

Currently occupied by the founder and owner of Amigos Coffee, a modern and trendy brand highly regarded by the locals within the area, with the space arranged over two levels, ground floor and lower ground floor with the ancillary space located at the ground floor level. There is ample seating located at the ground floor level with additional "lounge" area seating in the lower ground floor for a more relaxed vibe. The lower ground floor has double doors providing access to a paved courtyard area with steps up to an additional courtyard area with a walled boundary. There is also a single garage located at the rear which provides excellent additional storage.



Accommodation

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

Ground Floor	32.51 sq m	350 sq ft
Ground Floor Public Toilets	2.91 sq m	31.32 sq ft
Ground Floor Kitchen	16.38 sq m	176.31 sq ft
Lower Ground Floor	33.43 sq m	360 sq ft
Total	82.53 sq m	917.41 sq ft
Lock-up Garage		
Outdoor Seating Area	4.27 sq m	46 sq ft

First Floor Flat Accommodation:-

- Ground floor entrance hall and staircase leading to:
- Mezzanine toilet and further stairs leading to the first floor accommodation, comprising:
- Kitchen diner with rear-facing window, fitted kitchen, electric oven and hob, gas CH boiler (white goods not included);
- Glazed doors leading to lounge with front-facing window;
- Double bedroom with front-facing window;
- Further stairs to second (loft) floor, accommodation comprising:
- Double bedroom with rear-facing window and front-facing Velux
- Toilet/shower room with enclosed shower unit and Saniflow toilet;
- Storage cupboard.

Tenure

Our client is looking to dispose of the freehold interest in the property. The asking price is £295,000.

Ref: 13302

Date: 6 September, 2021



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.



Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £5,800. 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:-

Ground/Lower Ground Retail Unit	E (119)
Top Floor Flat	E (51)

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.

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