



Luscombe Maye

Since 1873

Church Street, Modbury, Ivybridge, PL21 0QW

£350,000

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8 Church Street is an exciting opportunity to acquire a substantial investment in the heart of Modbury with a prominent position and commercial unit on Modbury high street. The property is currently split into two well-presented residential units and ground floor retail unit currently trading as a hair salon, all being sold with tenants in situ. Rental income figures are available.

The ground floor is currently run as a hairdresser and offers a spacious retail space with bay windows facing the high street in Modbury, there is a small kitchenette area, storage, WC and door to the side access.

Both residential units have separate access at the side of the property with communal entrance hall and stairs to the apartments. Character features have been retained throughout the Grade II Listed property and the building has been well-maintained.

On the first floor is a one-bedroom apartment with sash windows to the front aspect from the living room and bedroom, there is a kitchen with integrated appliances and ample storage, shower room and spacious entrance hall.

The second floor offers a large maisonette which has recently been modernised whilst retaining an abundance of character features. This dwelling comprises entrance hall, spacious living room, modern kitchen and bathroom on the first floor, the second floor is home to two double bedrooms with vaulted ceilings and lovely views.

Mains electricity, water and drainage.

Flat 1 - TBC, Flat 2 - Council Tax Band A, Commercial unit - The premises are listed on the VOA website as having a Rateable Value of £10,000 with effect from April 1st 2023.

This property is offered for sale freehold subject to the current tenancies of the two residential units and commercial unit. The current gross rent is £25,200 per annum. Rental income figures are available.



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Approximate Gross Internal Floor Area = 163.8 sq m / 1764 sq ft

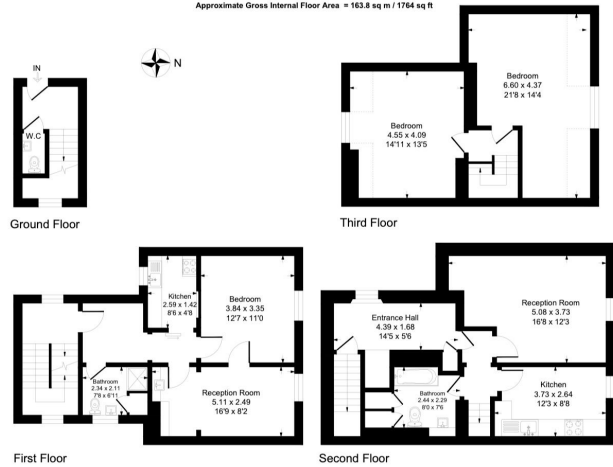
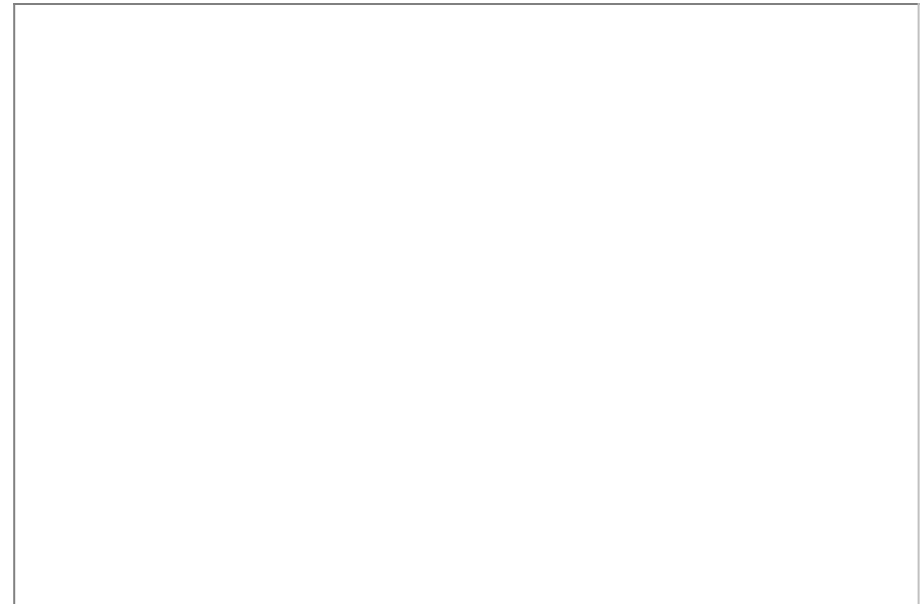


Illustration for identification purposes only, measurements are approximate, not to scale.

- Exciting Investment Opportunity
- Ground Floor Commercial Unit with Tenants in Situ
- Well-presented Throughout
- Grade II Listed
- One Bedroom, One Bathroom First Floor Apartment
- Two Residential Units with Tenants in Situ
- Prominent High Street Position
- Bustling Town Location
- Residential Income Figures Available
- Two Bedroom, One Bathroom Maisonette



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Modbury:
3 Church Street, Modbury, Ivybridge PL21 0QW
01548 830831
modbury@luscombemaye.com
www.luscombemaye.com