



91 Houndiscombe Road, Plymouth, PL4 6HB

A double fronted end of terrace office building suitable for a variety of uses subject to consent

For sale by informal tender closing date Thursday 23rd May 2024 (unless previously sold)

Offers Invited Guide Price £225,000+

WAYCOTTS
Established 1878

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Situation and Description

This end of terrace property is at the Mutley Plain end of Houndiscombe Road on the corner of Napier Terrace.

The property has been used for any years as offices (class E) although originally it we assume would have been a residence. Prospective purchasers must make their own investigations regards any potential use required.

The property is in need of some updating and repair. An asbestos report was completed in 2016 a copy of which is available on request.

Outside – Rear yard accessed from the lower ground floor/basement. The yard has no vehicle access only a side pedestrian gate with steps down from road level.

Process

The Vendors are inviting offers for this freehold property with a guide of £225,000+

The closing date for offers is 12 noon Thursday 23rd May 2024.

The Vendors do not bind themselves to accept the highest or any offer and reserve the right to accept an offer prior to the closing date. If this is the case, all parties who have viewed will be informed in order that they have the opportunity to also make an offer.

As with all these cases the preference will be to receive unconditional offers with evidence of funding showing the ability to proceed. However, we are happy to receive conditional offers which will be reported as well.

Rateable Value

Due to multiple occupation over the years there are 3 current rateable values

Part ground floor, basement + first floor	£6600
Single ground floor room	£2095
Part basement	£580

EPC - D **Legal Costs** - Each party to pay their own legal costs.

VAT - All prices and rents quotes are exclusive of VAT where chargeable.



Viewing

Strictly by prior appointment with sole agents Waycotts
01803 403060 or property@waycotts.co.uk

The Estate Office, 84a Abbey Road, Torquay, Devon, TQ2 5NP

T: 01803 403060

E: property@waycotts.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.