

clever



75-77 Cornwall Street

, Plymouth, PL1 1NS

Offers in excess of £2,000,000



SUBSTANTIAL MIXED RETAIL AND STUDENT INVESTMENT OPPORTUNITY SITUATED IN THE HEART OF THE CITY, GROSS YEARLY INCOME OF £229,725 PA

Arranged over four floors with the ground floor housing a self contained retail unit (2,821 square foot) currently occupied and producing £37,525 PA.

Occupying the the upper three floors (built circa 2018) are 36 en-suite rooms divided into nine self contained four bedroom Apartments. Each Apartment is equipped with modern Kitchens with full range of appliances, fully furnished throughout with modern Shower Rooms and comfortable Living Rooms - Gross income 23/24 totals £192,200.

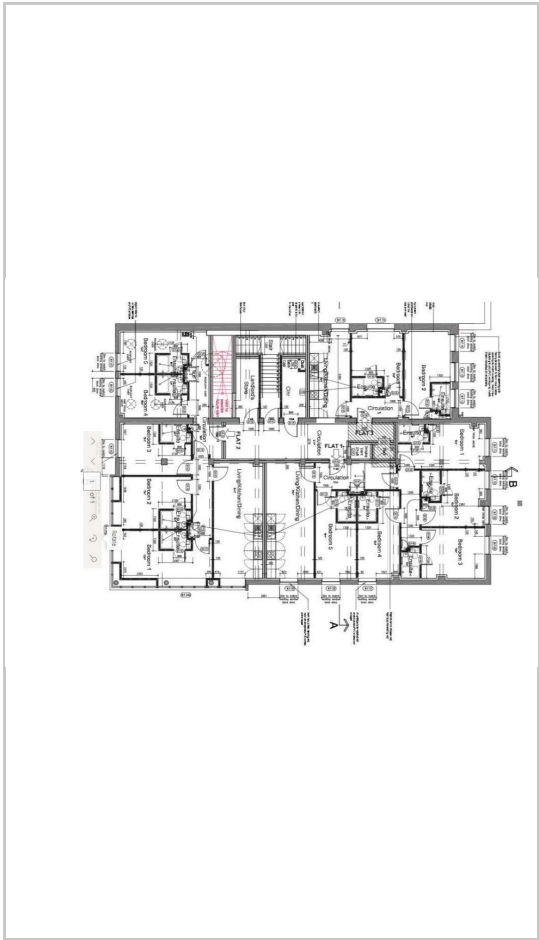
The building is Leasehold via Plymouth City Council with 125 year lease from 11th September 2014 with £3000pa ground rents for ground floor and £3000 ground rents for upper floors.



Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.