



All enquiries Ref: James Paterson



Flat

- Freehold three floor end terrace building arranged as ground floor shop, basement workshop and a two-bedroom self-contained flat on the first floor.
- Investment

**Location:**

The property is situated on Beaumont Road at its corner with Seymour Avenue. Public transport links include Plymouth mainline rail station together with a network of local bus services serving the surround vicinity. Road links include the A38 and A374, providing easy access to the wider Devon and Cornwall areas via the city's main road network. Shopping amenities can be found locally within Drake Circus Shopping Centre, with an extensive range of shops, bars, and restaurants being found in the Barbican and city centre area. Recreational pursuits can be found locally at the open spaces of Sutton Harbour and Plymouth Hoe, ideal for waterfront walks and leisure activities



Shop

**Accommodation:**

| Unit                        | Floor         | Accommodation                                      | Tenancy/Rent   | EPC Rating | Gross Internal Area - Source EPC     |
|-----------------------------|---------------|--|--|------------|--------------------------------------|
| Front Shop                  | Ground        | Restaurant, kitchen/storage area, WC               | The Restaurant and flat are let together on one lease at a rent of £19,000 pa until 2036 – refer to legal pack | B          | Approximately 59 sq m (635sq ft)     |
| First floor Flat            | First         | Two bedrooms, reception room, kitchen, bathroom/WC |  | D          | Approximately 89 sq m (957 sq ft)    |
| Lower Ground Floor Workshop | Lower/ Ground | Rear office/Workshop/Storage                       | Let on a lease for a term of 7 years from 1st April 2023 at a rent of £375pcm                                  | C          | Approximately 114 sq m (1,227 sq ft) |

**Description:**

Freehold three floor end terrace building arranged as ground floor shop, basement workshop and a two-bedroom self-contained flat on the first floor.

**Rent reserved:**

**£23,500** per annum

**Council Tax Band**

(Flat): A

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



Workshop