

### Emma Place, Plymouth, PL1 3QU

Guide Price £375,000

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Fully Let Freehold Investment Grade II Listed Block of Four Flats

A rare opportunity to acquire a fully let freehold block of four self-contained flats within the historic Georgian terrace at Emma Place, Plymouth. This Grade II listed building offers elegant period features including stuccoed elevations, sash windows and classic Georgian proportions, with accommodation arranged over lower ground, ground, first and second floors. Parking at the rear.

The property is currently generating £35,400 per annum, reflecting a gross yield of approximately 9.44% at £375,000 and 8.33% at £425,000.

With the proposed rent increase to £36,000 per annum, this would reflect a gross yield of 9.60% at £375,000 and 8.47% at £425,000.

**Floor Area**  
sq. ft.

**Tenure**  
Not given

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum



**Francis Stuart**

HMOs • Lettings • Investments

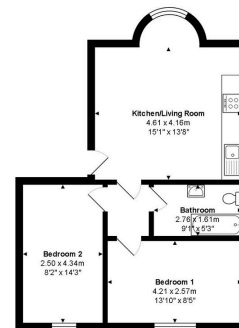
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Fully managed in-house by Francis Stuart, making this a ready-made, hands-off investment.

- Fully let block of 4 self-contained flats
- Strong rental history with long-term and newer tenancies
- Located in a prestigious Grade II listed Georgian terrace
- Grade Two listed Building
- Gross yield of approx 9.44% at £375,000 and 8.33% at £425,000 with potential to increase.
- All flats Council Tax Band A
- Let in house with us at Francis Stuart
- Parking at the rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Approximate Area - 51.2 m<sup>2</sup> - 551 ft<sup>2</sup>  
Whilst every effort has been made to ensure the accuracy of this floor plan, construction, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used to assist in any purchase or lease. The services, fixtures and appliances shown have not been inspected by our agents or other third parties.



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