

# 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.

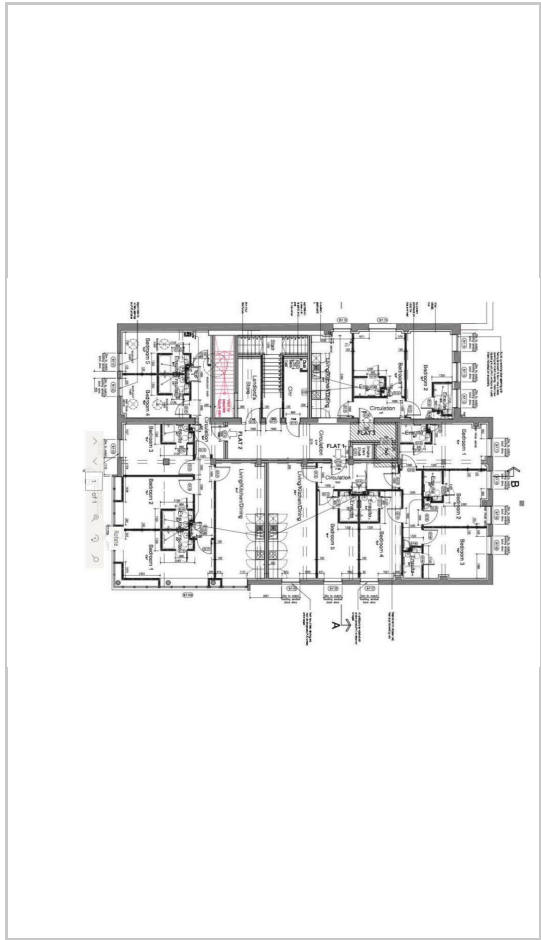
The building is Leasehold via Plymouth City Council with 125 year lease from 11th September 2014 with £3000pa ground rents for ground floor and £3000 ground rents for upper floors.



## Area Map



## Floor Plans



## Energy Efficiency Graph



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