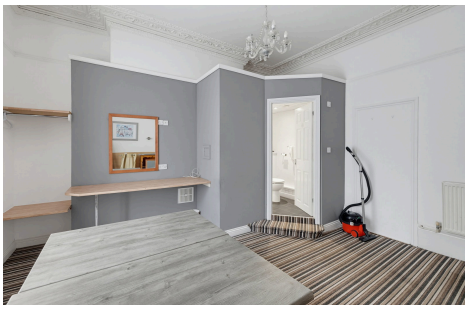
Francis Stuart
HMOs • Lettings • Investments







Citadel Road, Plymouth, PL1 3AX

£750,000

12 13

Francis Stuart are delighted to offer to the market substantial Grade II listed former guest house, just moments from Plymouth Hoe, the city centre and the Barbican. Offering around 3,529 sq ft over five floors, with 13 potential letting rooms, 4 kitchens and 13 shower/en-suite facilities.
Planning is in place for a 12-bedroom HMO, with listed building consent also granted for the required internal works.
The property is currently vacant and offers a strong opportunity for an investor, or scope to explore a return to a substantial family home.
Projected rental income is around £86,000–£89,000 per annum, giving a potential gross yield of approximately 11.5%–11.9% at £750,000.

Floor Area
3529 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum

40 Mannamead Road, Mutley, Plymouth, PL4 7AF
01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk

Francis Stuart
HMOs • Lettings • Investments

- Planning approved for a 12-bedroom HMO
- 4 kitchen areas
- 13 Shower/en-suite facilities including 11 Ensuites & Two shower Rooms
- Grade II listed period property Close to Plymouth Hoe, city centre and Barbican Same family ownership for generations
- Formerly The Retreat Guest House
- Same family ownership for generations
- Approx. 3,529 sq ft / 327.9 sq m 4 kitchen areas 13 shower/en-suite facilities 11 en-suites 2
- Accommodation arranged over five floors
- Projected rental income of approximately £86,000–£89,000 pa
- Vacant possession





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