



Emma Place, Plymouth, PL1 3QU

Guide Price £375,000

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Fully Let Grade II Listed Freehold Block of Four Flats

Located within the historic Georgian terrace of Emma Place, Stonehouse, this fully let block provides immediate income with future asset management potential.

Income

- Ground Floor: £925 pcm (£975 agreed)
- First Floor: £600 pcm
- Second Floor: £750 pcm
- Lower Ground Floor: £675 pcm

Current Income: £2,950 pcm (£35,400 pa)

Rising To: £3,000 pcm (£36,000 pa)

Investment Potential

Floor Area
sq. ft.

Tenure
Not given

Service Charge
£0 per annum

Ground Rent
£0 per annum



- Fully let with established tenants
- Managed by Francis Stuart
- Scope to improve and potentially reconfigure the ground and first floor flats from 1-bed to 2-bed accommodation (subject to consents)
- Estimated potential income of up to £3,700 pcm (£44,400 pa)

Yield

- £375,000: 9.44% current / 9.60% on increased rent
- £425,000: 8.33% current / 8.47% on increased rent

Location

Close to Royal William Yard, Millbay Marina, Plymouth Hoe and the City Centre, an area consistently popular with tenants.

EPC

- Lower Ground: D
- Ground Floor: D
- First Floor: D
- Second Floor: E

Council Tax

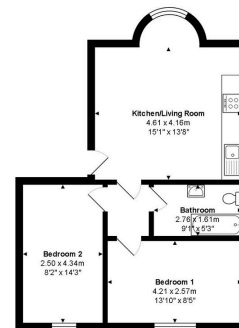
All flats are Band A.

Grade II Listed alterations may require Listed Building Consent.

- 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Approximate Area - 51.2 m² - 551 ft²
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 as a basis for 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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