



83 Hyde Park Road

Peverell, Plymouth, PL3 4JN

£260,000



Substantial 3 storey end of terrace freehold property situated within the sought after area of Hyde Park, Plymouth. Being sold as a freehold property. The property comprising the ground floor retail premises trading as 'Peirson & Peirson' & let on a commercial full repairing lease since 2013 and generating £900pcm, whilst the 1st & 2nd floors are laid out as a 4 bedroom maisonette.



HYDE PARK ROAD, PEVERELL, PLYMOUTH PL3 4JN

Substantial 3 storey end of terrace freehold property situated within the sought after area of Hyde Park, Plymouth. Being sold as a whole, the property is currently set out with the ground floor retail premises trading as 'Peirson & Peirson Contemporary Art' and let on a commercial lease since 2013 whilst the 1st & 2nd floors are laid out as a 4 bedroom maisonette. The ground floor premises generating £900pcm to £10,000. gross per annum. The maisonette will be vacant upon completion.

COMMERCIAL

FRONT SHOP 28'4" x 14'0" (8.64 x 4.27)

OFFICE 7'1" x 5'11" (2.16 x 1.8)

KITCHEN 9'10" x 9'8" (3 x 2.95)

WC

WORKSHOP 15'0" x 14'0" (4.57 x 4.27)

Cupboard housing 'Ariston' boiler.

COURTYARD 20'4" x 18'1" (6.20m x 5.51m)

Access only for the shop.

WORKSHOP TWO 19'2" x 15'10" (5.84 x 4.83)

MAISONETTE

FIRST FLOOR

LOUNGE/DINER 18'0" x 14'1" (5.49m x 4.29m)

Feature fireplace.

BATHROOM

Bath, wash hand basin & wc.

BEDROOM ONE 11'8" x 10'8" max (3.56 x 3.25 max)

KITCHEN 14'4" x 9'10" max (4.37 x 3 max)

Boiler servicing central heating/hot water.

SECOND FLOOR

BEDROOM TWO 14'5" x 9'5" (4.39 x 2.87)

BEDROOM THREE 12'1" x 10'8" (3.66m0.30m x 3.25m)

BEDROOM FOUR 14'5" x 8'9" (4.39 x 2.67)

BATHROOM

Bath with shower over, wash handbasin & wc.

LOCAL AUTHORITY

Plymouth City Council

TENURE

Freehold, subject to a lease on the shop from 1st May 2013 for a period of 6 years, now 'held over' subject to conditions to change the lease arrangement.

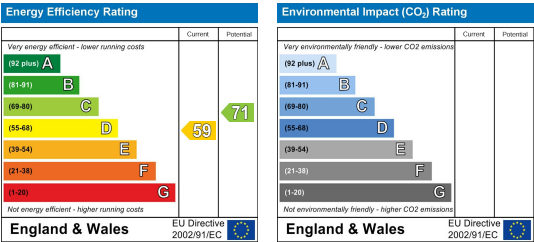
Area Map



Floor Plans



Energy Efficiency Graph



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