

10 North Road East, Plymouth, Devon, PL4 6AS

LANG TOWN & COUNTRY
SALES





Price £425,000

A Rare and Exceptionally Exciting Development Opportunity in the Heart of the City Positioned in the very heart of the city's thriving student district and just moments from the university campus, this substantial and impeccably maintained property presents a unique opportunity for investors and developers alike. Currently operating under Commercial Class C2 use, the property offers exceptional scope for redevelopment and repositioning, subject to the necessary planning consents.

Maintained to an outstanding standard throughout, the building is ideally suited for conversion into a collection of self-contained apartments or a premium House in Multiple Occupation (HMO), capitalising on the strong and consistent demand from both student and professional tenants.

The accommodation is laid out over four floors with 11bedrooms, 4 living rooms, 4 kitchens and 4 bathrooms. Having previously operated as both individual dwellings and an HMO, the property's existing configuration lends itself naturally to a variety of residential redevelopment strategies. Its excellent condition offers the significant advantage of reducing refurbishment costs while enabling a faster route to income generation.

Opportunities of this scale and quality in such a prime university location are increasingly rare. Combining a flexible layout, strong redevelopment potential, and a highly sought-after position, this property represents an outstanding investment with the potential to deliver substantial long-term returns.

Early inspection is highly recommended to appreciate the size, versatility, and exceptional potential of this remarkable city-centre property.

To view this property call Lang Town & Country Estate Agents on 01752 256000.











www.langtownandcountry.com



TOTAL FLOOR AREA : 3373 sq.ft. (313.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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