

**Lot No.: 11**  
**12/14, MANNAMEAD ROAD**  
**MUTLEY PLAIN, PLYMOUTH, DEVON, PL4 7AA**



- Freehold Commercial/Residential Investment opportunity also well suited for owner occupation
- Occupying a prominent site in the busy commercial centre of Mutley Plain
- Offered with vacant possession but until recently entirety let for commercial usage to Estate Agents with the benefit of A2 planning use
- Potential for reversion to mixed commercial/residential usage incorporating a self contained two bedroomed flat at the upper level which is a previous use subject to any necessary planning permission being obtained.
- Additional features include spacious lower ground floor area with potential for development subject to planning permission, off street car parking for at least 2 cars at the rear of the site and a valuable and unique display or advertising kiosk prominently located in the pavement at the front of the property.
- Capable of generating a high rental income when fully let.

### Property Details

#### Location

This property is situated in the busy Mutley Plain district shopping centre at its junction with Mannamead Road with a predominance of Estate Agents and Financial Services providers in the immediate vicinity. Plymouth City Centre and the main campus of the University are readily accessible not more than one mile distant.

#### Description

A substantial freehold property with flexible accommodation at one time in the past utilised as lock up commercial premises with self contained flat over and more recently let in its entirety for commercial usage with the benefit of A2 planning usage, off street car parking facility and prominent display kiosk on the pavement outside the building with high visibility

#### Business Rates

Rateable Value 2010: £12500  
UBR Multiplier 2015/2016: 49.3 pence in the £

**EPC Rating:** D.91

**Guide Price £165,000 - £175,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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