

# Lot No.: 12

## 99, MUTLEY PLAIN, PLYMOUTH, DEVON, PL4 6JJ



- Freehold with vacant possession
- A substantial commercial building with accommodation of generous proportions over five floors including retail showrooms, offices, store rooms and underbuilt garage/workshop premises.
- Until recently and for many years the Plymouth base for Damerell's Motorcycles this spacious property occupies a prominent corner site with return frontage to Connaught Avenue.
- Enjoying the benefit of a prime location along the busy and well established Mutley Plain district shopping centre.
- Well suited for owner occupation or as an attractive investment opportunity capable of generating a high rental income if fully let.

### Property Details

#### Location

This property is situated in the busy commercial and retail shopping centre around Mutley Plain and occupies a very prominent corner site at the junction of Mutley Plain and Connaught Avenue.

#### Description

A substantial freehold property with flexible accommodation well suited for a variety of commercial uses subject to any necessary planning permission being obtained for change of use.

There is a spacious underbuilt garage area capable of accommodating several vehicles which is readily accessed from the rear of the site off Mutley Plain Lane East.

There is an advertising hoarding affixed to the side of the building for which the current licence fee paid to the freeholder is £156 per quarter.

**EPC Rating:** C57

#### Business Rates

Current Rateable Value: £27,000  
Rates payable 2016/2017 £13,419

Guide Price £250,000 - £300,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

Wolferstans, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

Tel: 01752 663295 FAX: 01752 672021

DX: 8206 Plymouth 1 Reference: Victoria Hillman

# Lot No.: 12

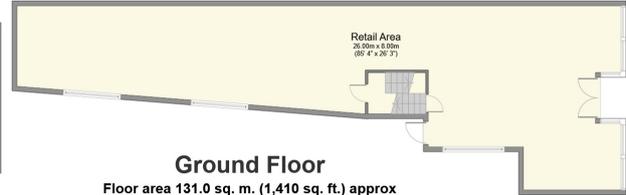
## 99, MUTLEY PLAIN, CONTINUED

### 99 Mutley Plain

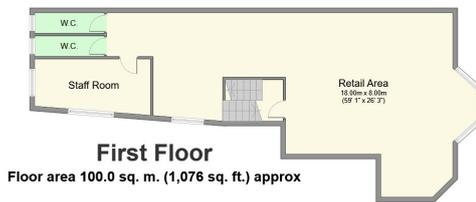
Total floor area 451.0 sq. m. (4,855 sq. ft.) approx



**Lower Ground Floor**  
Floor area 125.0 sq. m. (1,345 sq. ft.) approx



**Ground Floor**  
Floor area 131.0 sq. m. (1,410 sq. ft.) approx



**First Floor**  
Floor area 100.0 sq. m. (1,076 sq. ft.) approx



**Second Floor**  
Floor area 59.0 sq. m. (635 sq. ft.) approx



**Third Floor**  
Floor area 36.0 sq. m. (388 sq. ft.) approx



Guide Price £250,000 - £300,000

Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE  
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.