

# Lot No.: 8

## 3 SUSSEX PLACE

### THE HOE, PLYMOUTH, DEVON PL1 2HT



- A substantial freehold residential investment property of character
- An imposing building arranged as four self contained flats, two of which have been sold on long leaseholds and two of which have been let on Assured Shorthold tenancies
- Situated in a quiet cul-de-sac in a prime letting district in close proximity to Plymouth Hoe and the City Centre
- Currently fully let and producing a gross rental income including ground rents equating to approximately £11750 per annum

### Property Details

#### Location

Sussex Place is situated off Citadel Road within easy walking distance of the City Centre and the waterfront along Plymouth Hoe and the Barbican.

#### Description

A bay fronted building arranged as four self contained flats and enjoying the benefit of a favoured central location in the heart of a well established residential area popular for both owner occupation and for letting purposes.

### Accommodation

**Lower Ground Floor Flat** subject to a long lease  
**Ground Floor Flat** subject to a long lease

#### **A self contained First Floor Flat comprising:**

Entrance Lobby, Sitting Room/Kitchen combined, Bedroom (double) and Shower Room with shower, wash hand basin and W.C.

#### **A self contained Second Floor Flat comprising:**

Landing, Sitting Room/Kitchen combined, Bedroom (double) and Bathroom with bath, wash hand basin and W.C.

#### Tenure

The property is offered subject to existing long leases and Assured Shorthold tenancies which at the time of going to print are as follows:-

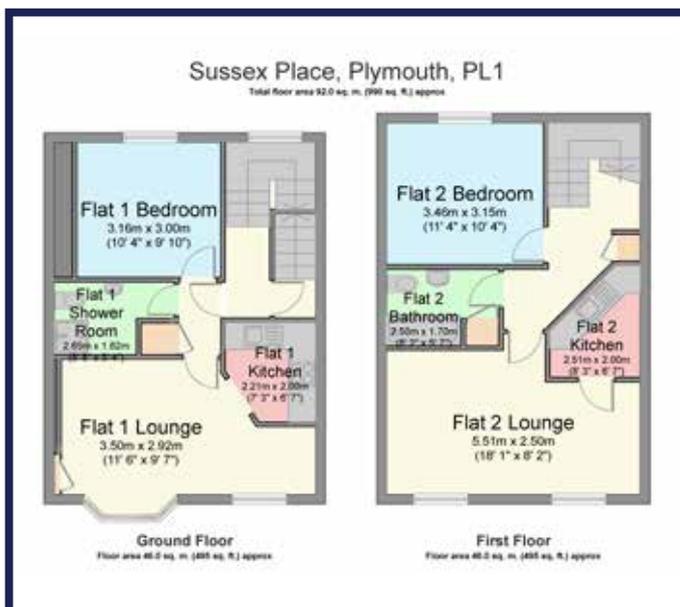
**Lower Ground Floor Flat (Flat 1)** subject to a long lease for a term of 999 years from 7th August 1984 at a ground rent of £50 per annum.

**Ground Floor Flat (Flat 2)** subject to a long lease for a term of 999 years from 22nd November 1984 at a ground rent of £50 per annum.

**First Floor Flat (Flat 3)** let on an Assured Shorthold tenancy at a rent of £510 per calendar month.

**Second Floor Flat (Flat 4)** let on an Assured Shorthold tenancy at a rent of £460 per calendar month.

**EPC Rating:** First Floor Flat: D67, Second Floor Flat: E43



Guide Price circa £140,000 (plus fees stated inside front cover)

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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

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Reference: Nikki Cobb