

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

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Reference: Nikki Cobb