

# Lot No.: 2

## 260, ST LEVAN ROAD

KEYHAM, PLYMOUTH, DEVON, PL2 1JP



- Freehold with vacant possession. ●
- A part commercial/part residential property in a prominent location in a popular and well established residential district. ●
- Previously run as a takeaway fish and chip business with owners living accommodation for which it has a long established use. ●
- Undoubted development potential with opportunity for change of use subject to any necessary consents being obtained. ●
- Capable of being refurbished to provide an excellent investment proposition when fully let ●

### Property Details

#### Location

This property is situated on a prominent corner site fronting St Levan Road which is a busy thoroughfare leading from HMS Drake and the St Levan Gate entrance to Devonport Dockyard, with Plymouth City Centre readily accessible 2 miles or so distant.

#### Description

A substantial property currently arranged on the ground floor for its previous use as a long established and traditional takeaway fish and chip business trading as The Sea Queen Fish Bar together with living accommodation on the first floor previously used for owner occupation but easily converted into a separate self contained flat subject to any necessary consents being obtained for change of use.

**EPC Rating:** D80

### Accommodation

#### Ground Floor

Shop/Takeaway Area approximately 24.4 M<sup>2</sup>  
Rear Lobby/Entrance Hall  
Commercial Kitchen approximately 12.5 M<sup>2</sup>  
Preparation Room approximately 6.1 M<sup>2</sup>

#### First Floor

Landing, Front Room, Rear Room, half Landing, Tenement Room and Shower Room with double shower, wash hand basin and W.C.

#### Outside

Enclosed rear courtyard with hardstanding for parking one vehicle.

#### Tenure

Freehold with vacant possession.

**Guide Price £105,000 - £120,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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