

# Lot No.: 3

## 138, ALBERT ROAD

STOKE, DEVONPORT, PLYMOUTH, DEVON, PL2 1HQ



- Freehold Part Commercial/Part Residential Investment.
- A substantial property currently arranged as Fish and Chip and Kebab Takeaway on the ground floor with spacious living accommodation on the upper two floors.
- Occupying a prominent site in the heart of the Albert Road district shopping centre.
- The entirety let on a lease for a term of 18 years with about 10 years unexpired at a current rent of £3,375 per quarter equating to £13,500 per annum with a 3 year rent review provision.

### Property Details

#### Location

Located on the northern side of Albert Road which is the busy district shopping centre serving the residential suburbs adjacent to Devonport Dockyard and Naval Base yet within easy reach of Plymouth City Centre about 2 miles distant.

#### Description

A substantial property with the ground floor accommodation arranged for use as a well established Fish and Chip/Kebab takeaway business together with three bedroomed living accommodation on the upper two floors.

### Accommodation

#### Ground Floor

Shop and Rear Room, Kitchen, Freezer Room and Cloakroom with wash hand basin and separate W.C.

Separate Entrance Hall leading to Living Accommodation on the upper two floors.

#### First Floor

Landing, Sitting Room, No.1 Bedroom (double), Kitchen and Bathroom with bath, wash hand basin and W.C.

#### Second Floor

Landing, No.2 Bedroom (double), with wash hand basin and W.C. and No.3 Bedroom (large single).

#### Outside

Hardstanding at the rear suitable for parking two vehicles in tandem.

#### Outbuildings

Store

#### Tenure

The entirety is let on a lease dated 13th October 2008 for a term of 18 years commencing 13th October 2008 at a current rent of £3,375 per quarter equating to £13,500 per annum with a 3 year rent review provision.

**EPC Rating:** Applied for

Guide Price £120,000 - £130,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

FURSDON KNAPPER, 308 St Levan Road, Keyham, Plymouth, PL2 1JP

Tel: 01752 309090 FAX: 01752 309092

DX:120029 Plymouth 12 Reference: Luke Boyce