

## Lot No.: 4

# 100/100A, ALBERT ROAD DEVONPORT, PLYMOUTH, DEVON, PL2 1AF



- Freehold with vacant possession.
- A substantial part commercial/part residential property occupying a prominent corner site.
- Enjoying the benefit of a prime location in the heart of a busy district shopping centre.
- Requiring renovation but undoubted potential for refurbishment for owner occupation or for letting purposes as a "buy to let" investment proposition.

### Property Details

#### Location

This property is situated in the Albert Road district shopping centre serving the Stoke and Devonport suburbs and well placed for the Dockyard and Naval Base. It occupies a prominent corner site at the junction of Albert Road with a return frontage to Benbow Street.

#### Description

A substantial freehold property previously utilised in connection with a long established bicycle retail and repair business and only now being marketed following retirement. The building currently enjoys a mixed commercial/residential use but lends itself for renovation and further redevelopment subject to any necessary consents being obtained for any change of use. It already benefits from a gas fired central heating system.

### Accommodation

#### Lower Ground Floor

Front Room

#### Ground Floor

Entrance Hall, Front Room, Rear Room and rear extension comprising retail unit and workshop premises in four sections including original garage.

#### First Floor

Landing, Front Room, Rear Room, Kitchen and Bathroom with bath, wash hand basin and W.C.

#### Second Floor

Landing, Front Room and Rear Room.

#### Outside

Forecourt and rear courtyard.

#### Outbuildings

3 stores and W.C.

#### Tenure

Freehold with vacant possession

**EPC Rating:** F 30



Guide Price £125,000 - £150,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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