

Lot No.: 6

48, NORTH HILL
PLYMOUTH, DEVON, PL4 8EU



- Freehold with vacant possession ●
- A superior commercial property in a prime central location ●
- Occupying a prominent position in close proximity to the University ●
- A rare opportunity to acquire a valuable investment proposition well suited for owner use or for letting purposes ●
- With accommodation on three floors with a total floor area approx 154 square metres (approx 1658 sq. ft.) ●

Property Details

Location

This property is situated in the heart of the North Hill commercial district fronting the eastern side of the road and within easy walking distance of the main campus of the University, the City Centre and the Mutley Plain district shopping centre.

Description

An imposing property of considerable character with its cut limestone facings to the front elevation. For many years this building has been the offices of Executive Lets one of Plymouth's foremost letting and property management agents but is well suited for a wide variety of uses. North Hill and the adjoining Drake Circus districts are favoured locations for many professional service providers and its proximity to the University presents other potential uses. The property immediately adjoins the local Spar Store

EPC Rating: E119

Tenure

Freehold with vacant possession

Accommodation

On the Ground Floor:

Open Plan Reception Office approximately 7.75m x 5.50m (25' 5" x 18' 1")

Rear Office approximately 3.50m x 3.00m (11' 6" x 9' 10")

Kitchenette approximately 3.50m x 1.30m (11' 6" x 4' 3")

Rear Entrance Lobby

Cloakroom with wash hand basin and W.C.

On the Lower Ground Floor:

Spacious Storage Cellar with good headroom approximately 7.75m x 5.50m (25' 5" x 18' 1")

On the First Floor

Open Plan Office approximately 5.65m x 5.50m (18' 6" x 18' 1")

Front Office approximately 2.75m x 2.00m (9' 0" x 6' 7")

Front Office approximately 2.65m x 2.00m (8' 8" x 6' 7")

Guide Price £220,000 - £240,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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

Tel: 01752 663295 Fax: 01752 672021

DX: 8206 Plymouth 1 Reference: John Chapman

Lot No.: 6

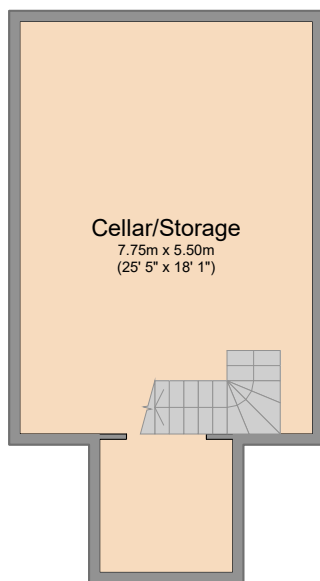
48, NORTH HILL

CONTINUED

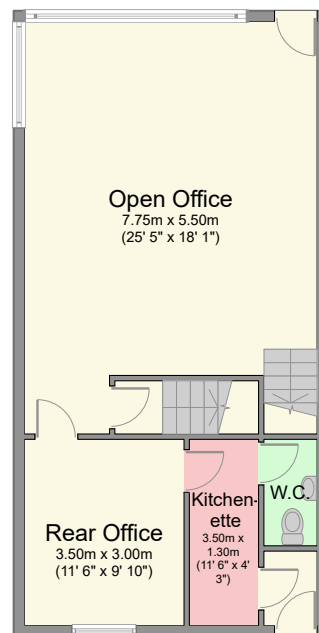


48 North Hill

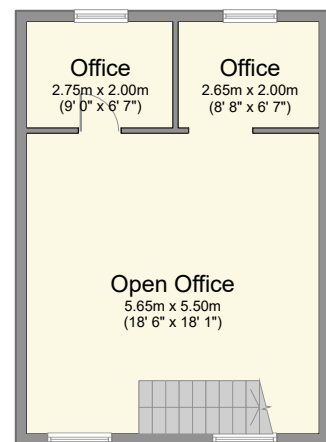
Total floor area 154.0 sq. m. (1,658 sq. ft.) approx



Cellar
Floor area 49.0 sq. m. (527 sq. ft.) approx



Ground Floor
Floor area 62.0 sq. m. (667 sq. ft.) approx



First Floor
Floor area 43.0 sq. m. (463 sq. ft.) approx

Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

Guide Price £220,000 - £240,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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

Tel: 01752 663295 Fax: 01752 672021

DX: 8206 Plymouth 1 Reference: John Chapman