

# Lot No.: 4

## 15, CUMBERLAND STREET DEVONPORT, PLYMOUTH, DEVON, PL1 4DX



- Freehold with part vacant possession ●
- A substantial commercial property of undoubted character occupying a prominent corner site ●
- Arranged as former pharmacy premises at ground floor and rear first floor levels which are offered with vacant possession but the remainder being dental surgery premises subject to a very long lease ●
- A Grade II Listed Building in a rapidly improving district with ongoing regeneration taking place ●
- An attractive investment proposition with added potential for part owner occupation ●

### Property Details

#### Location

Occupying a corner site at the junction of Cumberland Street and Kerr Street Ope in an established district with a mix of commercial and residential usage and in close proximity to the ongoing regeneration areas around South Yard and Mount Wise with associated infrastructure improvements. Plymouth City Centre is readily accessible about 2 miles distant

#### Description

An imposing Grade II Listed Building of character for some years utilised as two self contained commercial units one being a pharmacy and the other a dental surgery. The latter portion of the building has been sold on a long lease but the former pharmacy premises are offered with vacant possession and are well suited for a variety of purposes subject to any necessary consent being obtained for change of use.

On re-letting the vacant part of the building would be capable of generating a good rental income as an investment proposition if not required for owner occupation.

### Accommodation

The vacant portion of the building which includes various fixtures and fittings, an electronic fire safety system and an intruder alarm (not currently functioning) comprises:

#### Ground Floor

Front and Rear Dispensaries, Consulting Room, Rear Lobby, Rear Room and storage area

#### First Floor

Landing, Rest Room/Kitchen, Rear Lobby and Cloakroom with wash hand basin and W.C.

**EPC Rating** E103 (for vacant portion of the building)

#### Tenure

Freehold with part vacant possession

***NOTE: The sale of this property is subject to VAT being payable on the sale price.***

Guide Price Circa £60,000 plus VAT

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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