

LOT
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PLYMOUTH
74 HARWELL STREET, DEVON, PL1 5RY

***GUIDE PRICE:**
£625,000 - £650,000



6 WEEK COMPLETION AVAILABLE

A 2 storey freehold building (11,323 sq ft, source EPC) comprising a block of 21 self contained flats arranged as 13 x 1 bedroom and 8 x studio apartments, development potential for additional flats, vacant. The adjacent car park is held on a separate leasehold title and is included in the sale.

Description / Location:

Situated in an established residential area within 500m of the University of Plymouth campus the property will benefit from refurbishment. There is potential to create additional flats utilising rooms that have been used as offices / communal rooms and the loft voids subject to the necessary consents. We estimate current rental value are £425 pcm (studios) and £450 pcm (1 bed) equivalent to £9250 pcm / £111,00 pa. The car park measures 0.0841 acres / 340 sqm and is held on a lease for 99 years from 05/09/1986 at a peppercorn ground rent.

Accommodation:

Ground Floor: 4 offices (1 with kitchen and wc), 6 x 1 bed, 4 x studio.

First Floor: Communal lounge, store room, 7 x 1 bed, 4 x studio.

Energy Rating: E/51

Tenure:

Freehold

To View:

Network Auctions - 020 7871 0420

Local Authority:

Plymouth City Council

C 020 7871 0420 jk

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