



20 MORSHEAD ROAD, CROWNHILL, PLYMOUTH, PL6 5AH

MIXED USE INVESTMENT FREEHOLD SALE £525,000

Listers
PROPERTY CONSULTANTS

LOCATION:

Plymouth is the largest city on the south coast of England with a population of over 250,00 and a range of shopping, educational and sporting/leisure facilities, including marine. There is a mainline train service to London (Paddington) and to Cornwall. A car-ferry port operates services to France and northern Spain. the A38 dual carriageway bisects the city and links Plymouth to Cornwall and the M5 and motorway network at Exeter, 35 miles to the east

Crownhill is an affluent suburb of Plymouth to the north of the A38, near its junction with the A386 Tavistock Road, the main arterial route from the north. Since construction of the dual carriageway, Crownhill has become a busy local district centre with a variety of shops and services including convenience stores, pub, chemists, barbers and various hot food take-away outlets. Some short stay free parking is available in the high street and in a public car park opposite.

DESCRIPTION:

20 Morshead Road is a substantial and prominently positioned, end of terrace, mixed use building.

Retail premises - comprehensively refurbished and extended to an exceptional standard. The interior features modern fittings and neutral finish throughout. The accommodation comprises two good size retail areas, with excellent frontage and direct access from Morshead Road. To the rear of the premises, there is a well-appointed back of house area including two stock rooms/offices and staff welfare facilities.

Flat 1- A modern flat briefly comprising open plan reception with dual aspect, good sized double bedroom and generous bathroom, entrance hall with storage cupboard and gas central heating. Currently let on Assured Shorthold Tenancies (AST). The flat was build in 2018 as part of the ground floor extension.

Flat 2- A two bedroom flat comprising sitting room, dining hall and separate galley style kitchen, double bedroom, guest bedroom and family style bathroom. Let on an AST.

In the car park there are two garages independently leased as self stores with two further storage lockers for each flat. Parking for the shop and flat are allocated.

There is further scope, subject to planning, to separate the commercial space on the ground floor into potentially two commercial business spaces.

SCHEDULE OF ACCOMMODATION: (GIA)

Area	Sq Ft	Sq M
Retail Space	1,552	144
Flat 1 - 1 bed	640	59
Flat 2 - 2 bed	717	67
Total	2,909	270

LEASE TERMS:

The property is available for sale as an income producing investment, subject to the current leases and tenancies, at an asking price of £525,000 for the freehold representing a gross yield of 7.7% before costs.

There is scope to potentially increase return, as the two bedroom flat would be considered under-rented in the current market, however the tenants have been longstanding and reliable.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The energy ratings for this property are:
Retail: B (29)
Flat 1: B (82)
Flat 2: C (71)

BUSINESS RATES:

We refer you to the website:
www.tax.service.gov.uk/view-my-valuation/search which shows that the current 2023 rateable value for the retail premises is £17,250. *From April 1st 2026 this will be £17,750.* To find out how much business rates will be payable there is a business rates estimator service via the website.

ANTI-MONEY LAUNDERING:

A successful buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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