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## 28 Percy Terrace, Plymouth PL4 7HG

GUIDE PRICE **£150,000+**\*

COMMERCIAL INVESTMENT

### Description

A dual faceted freehold investment opportunity comprising a ground floor commercial property, with A3 & A5 use, currently let and part way through a 2 year lease, generating an income of £7,000pcm/£8,400pae, along with a two bedroom first floor self-contained apartment, let on a rolling AST at £650pcm/£7,800pae. Both properties are presented in good order throughout generating a combined income of £16,200pae.

### Situated

Lipson is a popular residential area, in close proximity of the City centre, local shops and amenities.

### Ground Floor

Main restaurant and servery, rear hall with WC and two storage rooms, rear access to external staircase.

General enquiries Countrywide Property Auctions 01395 275691.

### EPC Ratings

Ground Floor B. First Floor Flat E

### First Floor Flat

Fully self-contained with railed roof top terrace, kitchen, shower room, living room and two bedrooms.

### Council Tax Band/VOA Rating

Ground Floor £6,600. First Floor Flat A

### Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.

### Tenure

Freehold

