

LOT  
**70**

## 28 Percy Terrace, Plymouth PL4 7HG

GUIDE PRICE **£150,000+**\*

MIXED USE

### Description

A dual faceted freehold investment opportunity comprising a ground floor commercial property, with A3 & A5 use, currently let on a new 2 year lease, generating an income of £700pcm/£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

