

FOR SALE

Listers
PROPERTY CONSULTANTS

Retail Shop & Flat

49 & 49a Ebrington Street, Plymouth PL4 9AA

355 ft² / 33 m² + 2 Bed Maisonette Flat

Investment with 2 off street parking spaces



Tel: 01752 222135
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www.listers.uk.com

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Location

Ebrington Street lies just north east of the Charles Cross roundabout, close to the main shopping area at Drakes Circus in Plymouth City Centre and comprises terraces of retail units on both sides.

The property is on the south side, near the corner of Hill Street. Other retail shops in the street include numerous fast food outlets, several hairdressers, Funky Fish beauty spa, Sainsbury's Local, Tesco Express, Prime cafe, AtHome estate agents, Goulds Outdoors and Friary Mill Bakery.



Description

The property comprises a ground floor shop and a self-contained, 2-bedroom maisonette and 2 off street parking spaces.



Accommodation

SHOP (Measured on a GIA basis)

The shop was previously used as a hairdresser's salon and benefits from an attractive well-planned fit-out with rear courtyard, staff room, kitchen and toilet.

	m ²	ft ²
Ground Floor Shop:	33	355
Staff area:	15	157

Business Rates

Rateable Value 2017:	£6,400
UBR multiplier 2017/18:	47.9p in the £
EPC:	G (163)

FLAT (measured using residential practice, into chimney recesses but not into window bays)

The flat features gas fired central heating, upvc double glazed windows and a south facing roof terrace.

Own separate entrance to Hallway and stairs to: Bathroom and utility room.

First floor

Kitchen:	(12'1 x 11'4)
Sitting/dining Room:	(19'2 x 12'6)

Second floor:

Bedroom 1:	(17'6 x 11'11)
Bedroom 2:	(12'5 x 11'3)

Council Tax:	Band: A
EPC:	E 47



Terms of Availability

The property is offered for sale freehold with vacant possession at £295,000, subject to contract.

Viewing

By appointment via Listers or Lang & Co.

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