

stratton
creber
commercial

property consultants



For Sale

Regent House,
10-13 Gordon Terrace,
Plymouth PL9 7AU

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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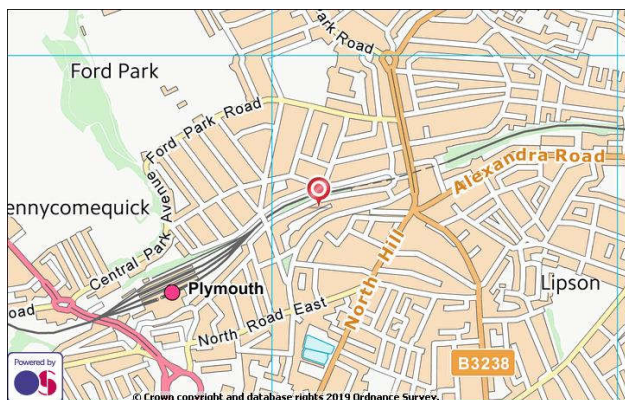
Substantial investment opportunity close to
Mutley Plain and city centre

Originally 4 double-fronted terraced houses

Currently arranged as 32-bedroom student
accommodation

Asking price £1,200,000

strattoncrebercommercial.co.uk



Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the biggest regional centres in the South West with a residential population of approximately 250,000 inhabitants, projected to rise within 10 years to around 300,000.

Situated on the border with Cornwall in picturesque Devon, Plymouth is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

The subject premises are located within a residential area, particularly popular with students, within a short walk of the city centre and Mutley Plain - home to many multiple and independent retailers, including Tesco, Superdrug, Boots, Costa Coffee, Co-op and a number of banks and building societies.

The property comprises four interlinked, double-fronted, Victorian terraced houses providing versatile living accommodation for students. Configured over two levels, with 32 bedrooms - the majority with en-suite facilities / wash hand basins. The property is managed on-site with the average rental between £70 and £100 per week. There are well-maintained communal areas, kitchens and shower rooms as well as office space. At the heart of the building are the communal lounges and kitchens, providing a social hub.

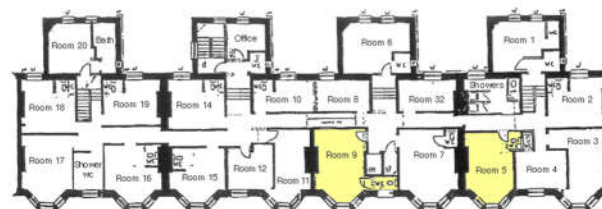
The property has uPVC double glazing and gas central heating as well as Internet / WiFi connection. There are six off-road parking spaces, monitored by CCTV.

With virtually full occupancy for this academic year (2018/19), this property is certainly a great choice for those studying in Plymouth, whether at the University of Plymouth, Plymouth College of Art or City College Plymouth.

Regent House



Regent House



Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated.)

Ground floor	270.1 sq m	(2908 sq ft)
First floor	230.3 sq m	(2479 sq ft)
Total	500.40 sq m	(5386.31 sq ft)

Income

The property has been producing an average income of £117,000 per annum.

Rateable Value

The property is not currently listed under the 2017 Rating List. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The building has an energy rating of C (65). A copy of the EPC report is available on request.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

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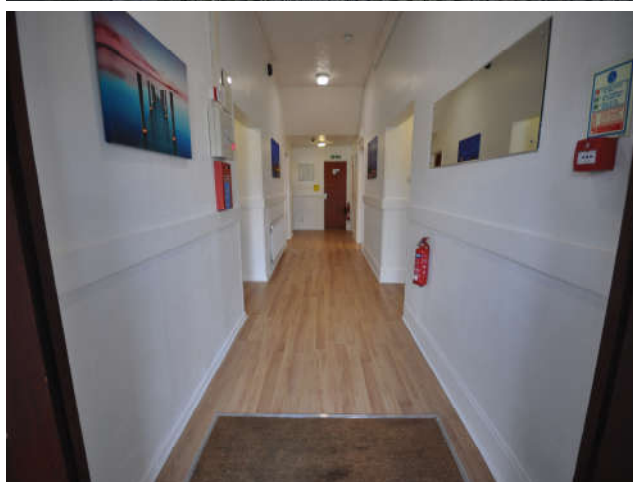


Plymouth Office

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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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