



For Sale

The Mount, 7 Lipson Terrace, Plymouth PL4 7PR

Freehold former care home opportunity

Suitable for a variety of uses (STP)

Particularly suitable for residential
development (STP)

Total Area: 1191 sq m / 12,819 sq ft.

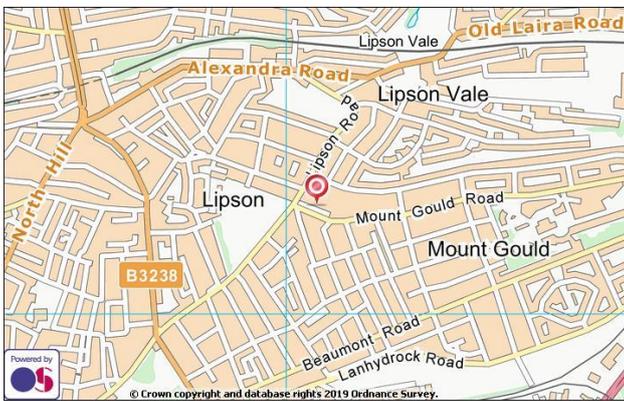
Asking Price: £795,000

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

The city of Plymouth has developed into the principal conurbation in Devon having a population in excess of 250,000 inhabitants and is the largest city in the South of England west of Bristol. The city offers a range of retail, business and leisure amenities, together with the principal source of employment, namely Devonport Dockyard. The city forms part of the national rail network being located on the Penzance to Paddington main line and has ferry links to European destinations.

The original part of the building being the front elevation is Grade II listed. Over the years the building has been extended to the rear to provide additional accommodation utilized as a care home facility. There is a substantial parking area also located to the rear accessed via the side of the building.

The building would lend itself to a variety of uses, especially residential conversion into apartments subject to the necessary planning consents.

Accommodation

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

Total: 1,191 sq m 12,819 sq ft

Ample car parking spaces located to the rear of the building.

Tenure

Our clients are looking to sell their freehold interest and are seeking offers in the region of £795,000.

Rateable Value

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 EPC rating for the property is C61.

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.

The landlord supports the code for leasing business premises in England and Wales 2007.

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.

Ref: 12728



Plymouth Office

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