

LOT
76

149 & 149a Ridgeway, Plymouth PL7 2HJ

GUIDE PRICE **£115,000+***

MIXED USE

Description

An interesting opportunity to acquire a vacant mid terrace property, with accommodation arranged over three floors and good sized rear garden, utilised most recently as former office premises on the ground floor, with kitchen, WC and access to the rear garden, with the upper floors comprising a self-contained three bedroom maisonette recently used as additional office space, with kitchen and bathroom, along with external staircase to the rear garden. Planning permission to convert the property from a residential dwelling to a mixed use premises was granted in 1998, interested parties must make and rely upon their own planning enquiries of Plymouth City council planning department with regards to the potential for conversion back to residential use, perhaps as one or units of accommodation.

Situated

The Ridgeway forms the main shopping centre of Plympton, with a supermarket, High Street brands and bespoke shops, cafes and restaurants, with excellent access to Plymouth city centre and the Devon Expressway.

Ground Floor

Entrance porch with doors to both units of accommodation. Main retail area with doors to rear garden, hallway, second retail area, kitchen and WC.

First Floor

Landing, kitchen with access to

the external staircase, room one and room two.

Second Floor

Landing, room three and bathroom.

Outside

Enclosed rear courtyard



with garden area beyond for formalisation.

Viewings

Strictly by prior appointment with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

149 TBC. 149A TBC

VOA Ratings

149 £9,300. 149a £5,400