



**For Sale**

**£399,000**

1 Carnock Road And 11 St Erth Road, Plymouth, PL2 3SG

0.1 Acres  
(0.04 Ha)

## Summary

- Ground floor retail
- 9 Bed HMO
- Rents reserved of £52,176 pa
- Well maintained by current owner
- Gross yield – 13.08%

### Location:

The property is located on the corner of St Erth Road and Carnock Road which are accessed from Outland Road. The property is close to the Manadon Roundabout which provides access to the A38. On the opposite of Outland Road is a Morrisons and the city centre is 2 miles away.

### Description:

A superb investment opportunity to acquire this three storey, link-detached mixed residential investment property being located in a favoured area of the City. This versatile property briefly comprises 9 HMO letting rooms occupying two buildings whilst to the ground floor there is an established commercial component collectively enjoying rents reserved of £52,176 pa.

### Accommodation:

Ground floor commercial area comprises a retail unit trading as an exotic pet shop and comprises main retail area, two further rooms and WC.

The residential area comprises:

Ground floor; 3 bedrooms plus kitchen, living room and bathroom with WC.

First floor; 3 bedrooms plus kitchen, living room and bathroom with WC.

Second floor; 3 bedrooms plus kitchen, living room and bathroom with WC.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

Commercial - D  
Residential - C

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for the ground floor is £17,250 and the responsibility of the tenant. Council tax band B.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Freehold, subject to the following tenancies:

#### Commercial:

Ground floor retail unit let on a lease term of 10 years dated from 1st January 2019 with the current rent passing of £17,256 pa. With the tenant responsible for business rates and utility bills.

#### Residential:

Ground floor annexe, first and second floor letting rooms;

Room 1A and 2A: Current rents reserved of £795pcm with the tenant paying council tax and utility bills.

Room 1: Current rents reserved of £360pcm

Room 2: Current rents reserved of £360pcm

Room 3: Current rents reserved of £350pcm

Room 4: Current rents reserved of £360pcm

Room 5: Current rents reserved of £335pcm

Room 6: Current rents reserved of £350pcm

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

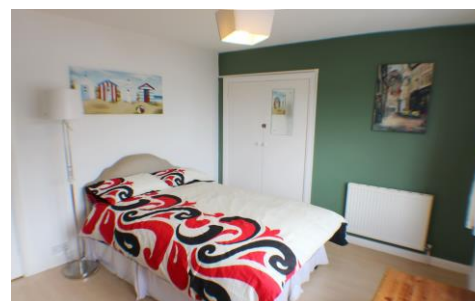
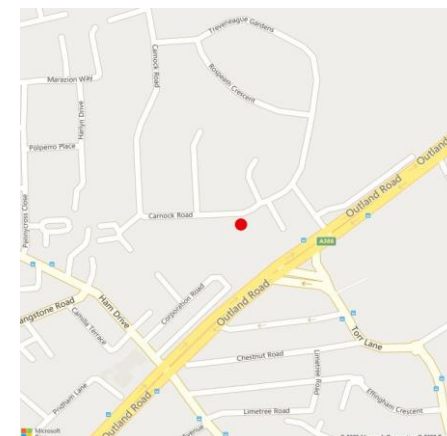
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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