

## MIXED RESIDENTIAL AND COMMERCIAL INVESTMENT OPPORTUNITY

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale by  
Auction**

**For Sale by Public Auction on Friday 6<sup>th</sup> September 2024 @ 2:00pm**

**Guide £375,000**

**29-33 Segrave Road, Milehouse, Plymouth, Devon, PL2 3DR**

**4,563 Sq Ft  
(423.9 Sq M)**



## Summary

- Mixed residential and commercial investment opportunity
- Three retail units with basements
- Three two bedroom flats
- Garages, store rooms and car park to the rear
- Current income collected of £34,660 per annum
- **For sale by public auction**  
**Friday 6<sup>th</sup> September 2024**  
**@2:00pm**

### Location:

The property is located on Segrave Road which is accessed from either Outland Road or Wolseley Road. The shops sit within a built up residential area but Plymouth Argyle FC is only a short distance away as well as the Milehouse Park and Ride. Plymouth Railway Station is approximately 1 mile to the south with access to the A38 also around a mile away at the Manadon junction.

### Description:

The property comprises three retail units known as 29, 31 & 33 Segrave Road, providing a shop area at ground floor level with stairs leading down to the basement which provides storage or further retail space, there is loading access from the rear yard and a single WC in each. There are three 2-bedroom flats above with good sized rooms. Externally, to the rear of the property there are three single garages, three small store rooms and a car parking area. There is a right of way over the car park for two garages owned by the neighbouring units.

The retail units and flats are all currently fully let providing an income with potential for growth.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
<b>29 Segrave Road</b>		
Ground floor	43.76	471
Basement	39.05	420
Flat	58.52	630
<b>31 Segrave Road</b>		
Ground floor	43.76	471
Basement	39.05	420
Flat	58.52	630
<b>33 Segrave Road</b>		
Ground floor	43.76	471
Basement	39.05	420
Flat	58.52	630
<b>Total</b>	<b>423.99</b>	<b>4,563</b>

### Services:

It is understood that mains electricity, gas, 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:

29	D
29A	D
31	B
31A	D
33	D
33A	E

### Terms:

**FOR SALE BY AUCTION** – click [here](#) for full details.

**Auction End – Friday 6<sup>th</sup> September**

### Legal fees:

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

### Legal pack:

A legal pack is available for interested parties to view including information on tenure, tenancies and searches. Please click [here](#) for the auction pack.

### 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:

We are advised that this property is not elected for VAT and therefore will not be payable on the purchase price.

### Further information and viewings:

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

## CONTACT THE AGENT

### Clare Cochrane

Tel: **07921 058089**

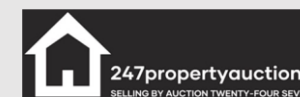
Email: [ccochrane@vickeryholman.com](mailto:ccochrane@vickeryholman.com)

### Joanne High

Tel: **07525 984443**

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

### Scott Gray



Tel: **01395 247000**

Email: [scott@247propertyauctions.co.uk](mailto:scott@247propertyauctions.co.uk)

### Plymouth Office

Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT

Unit	Tenant	Floor area (sq ft)	Rent pa	Tenancy details and comments	Start date
29	Appliance Doctor SW Ltd	891	£6,000	Holding over	01/01/18
29 Garage	Appliance Doctor SW Ltd	-	£360	Informal arrangement	01/06/20
29A Flat	Individual	630	£4,800	AST	31/07/15
31	Individual	891	£7,500	2 years	06/01/22
31A Flat	Individual	630	£4,800*	*We understand that a Section 21 Notice has been served on the tenant	21/09/21
33 (Shop & Flat)	Individual	1,521	£12,000	15-year lease. 3 yearly rent reviews. The vendor collects less than the contracted rent.	25/11/16

\*Please refer to the tenancy schedule above and note service of S21 Notice on flat 31A. (Flat 31A rental currently included in total

