

For Sale

Freehold Substantial End Terrace Period Property

2 Bedford Terrace
North Hill
Plymouth
PL4 8EY



The property comprises a period four storey end terrace building currently used for office and residential purposes but also for training.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

The property is situated within the North Hill area of Plymouth approximately ½ mile from the city centre. It is an established commercial area with a number of commercial and residential users close by. The property is accessed from a private road off North Hill known as Bedford Terrace but it also has a rear service access from Deptford Place.

We understand it was constructed in the 19th century and is of solid walls, rendered externally with stucco plaster finish under a pitched and hipped slate covered roof.

The property has UPVC double glazing throughout and has the benefit of gas central heating via two systems. To the front of the building is a parking area and to the rear there is a single garage and also a separate access to an additional vehicle port. In the rear yard there is a single storey extension under a mono pitched slate covered roof.

ACCOMMODATION

Brief details of the accommodation are as follows

Ground Floor

Offices 51.44m² (554 ft²)

Storage 24.14m² (260 ft²)

WC and wash hand basin

First Floor

Offices / Kitchen 65.28m² (703 ft²)

Cloakroom on mid landing between ground and first floor.

Second Floor 65.28m² (703 ft²)
(This together with the third floor is configured as a 3 bedroom flat with kitchen, lounge and bathroom).

The accommodation is:-
2 bedrooms, lounge & kitchen

Third Floor 36.04m² (388 ft²)
Bedroom & bathroom with panelled bath, WC and wash hand basin. Store.

EXTERNALLY

To front of the property there is a paved parking area which will cater for approximately 9 cars. To the rear is a single garage with up and over door and an up and over door leading to an enclosed parking area for at least 2 vehicles.

PLANNING

Prospective purchasers should make their own enquiries of the city planning authority but we do consider that alternative uses to this would be student accommodation, or residential conversion.

SERVICES

We are advised that mains water, drainage, electricity and gas are supplied to the building but applicants should make their own enquiries of the relevant statutory authority.

LOCAL AUTHORITY

Plymouth City Council
Civic Centre
Plymouth, PL1 2AA

Telephone: 01752 668 000

TECHNICAL INFORMATION

Supplementary information including Energy Performance Certificate will be made available.

TENURE & POSSESSION

The property is being offered freehold with vacant possession.

PRICE

On application

VIEWING

Strictly by prior appointment with the vendor's agents:

drewpearce

Chartered Surveyors and Estate Agents

Tel : - 01392 201748

For the attention of John Daborn

E mail : commercial@drewpearce.co.uk

Property Ref: 60-2924

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