



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## 17 MOOR VIEW TERRACE, MUTLEY, PLYMOUTH, PL4 7EB

**£325,000 (Freehold)**

A SUBSTANTIAL PART VACANT FREEHOLD INVESTMENT PROPERTY IDEALLY SITUATED JUST OFF MUTLEY PLAIN AND CLOSE TO THE UNIVERSITY OF PLYMOUTH. THE THREE STOREY PREMISES HAS UNTIL RECENTLY BEEN LET TO THREE TENANTS SHARING COMMUNAL FACILITIES. THE PREMISES WOULD BE SUITABLE FOR AN OFFICE OWNER OCCUPIER OR INDEED DEVELOPER WHO MAY WISH TO CONVERT THE UPPER FLOORS TO RESIDENTIAL WHILST LEAVING THE GROUND FLOOR COMMERCIAL WHICH HAS AN INCOME OF £9,000.00 P.A. WE UNDERSTAND THE PREMISES MAY QUALIFY FOR INCLUSION ON A PENSION SCHEME.

Ref No. TSC0856

17 Moor View Terrace  
Mutley  
Plymouth  
PL4 7EB



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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.

  
Regulated by RICS

## Situation:

Moor View Terrace lies just off Mutley Plain towards its southern end and links Mutley Plain to Alexandra Road.

## Description:

A third storey mid-terrace property probably dating from the latter part of the 19th Century. The premises have been well maintained and offer flexible accommodation with the front rooms having views over the newly refurbished park.

There is on-street car parking in Moor View Terrace although the whole area is subject to certain restricted periods for residents only although City Council permits are available for key workers and more information can be obtained from Plymouth City Council on 01752 668000.

## Accommodation:

Ground Floor (All measurements are approximate)

Ground floor communal entrance hall

Main Office

5.27m max x 3.78m + bay = 22.29m<sup>2</sup> (240 sq ft) with feature fireplace

Rear Office

4.52m max x 4.23m = 18.47m<sup>2</sup> (199 sq ft) with feature fireplace

Tenancy Agreement of these two rooms together with the use of communal facilities are let to Edward Jones Ltd, stockbrokers and financial advisors for a term of five years from May 2007 at an annual rent of £9,000.00 p.a. exclusive. The Lease provides for a Tenant only break on the third anniversary of the Lease on the giving of six months written notice.

Communal Room, Kitchen and Gents WC  
3.68m x 3.8m = 13.98m<sup>2</sup> (150 sq ft)

NB – Access is reserved for other tenants through this room to the communal kitchen and WC facilities but we understand this does to interrupt the area being used.

First Floor

Front Room 3.79m x 7m + bay = 29.55m<sup>2</sup> (318 sq ft)

Rear Room 4.26m x 4.22m = 17.99 m<sup>2</sup> (193 sq ft)

Tenement Room One 4.10m x 2.09m = 8.55 m<sup>2</sup> (92 sq ft) 4.10m x 1.96m = 8.08 m<sup>2</sup> (86 sq ft)

Door through to under stairs storage 4.27m x 1.74m = 7.34 m<sup>2</sup> (79 sq ft)

Total:  
64.17m<sup>2</sup> (691 sq ft)

Storage:  
7.34 m<sup>2</sup> (79 sq ft)

Second Floor

Ground floor communal entrance hall.

Stairs up to suite entrance off first floor landing. Ladies WC.

Second floor landing area:-

Office 1 (front) 3.85m x 3.26m Office 2 (front) 3.32m x 2.69m plus built in cupboard Office 3 4.29m x 4.28m

Total area:- 39.8m2 (429 sq ft)

### **Outside:**

To rear there is a small yard with rear pedestrian access, access gate and to the front of the property there is a paved front garden area with ramp access to front door.

### **EPC:**

An Energy Performance Certificate (EPC) has been commissioned for this property. Further details are available upon request from the agent.

### **Price:**

Offers are invited in the region of £325,000 for the freehold interest subject to the current tenancy to Edward Jones Ltd.

Alternatively, the vendor would consider rental offers for the first and second floors either jointly or separately as required. Further details available upon request.

### **Viewing :**

Strictly by prior appointment with the vendors Sole Agents Taylor Son & Creber 01752 202035

### **VAT:**

All prices and rents quoted are exclusive of VAT where chargeable.