

Electricity House

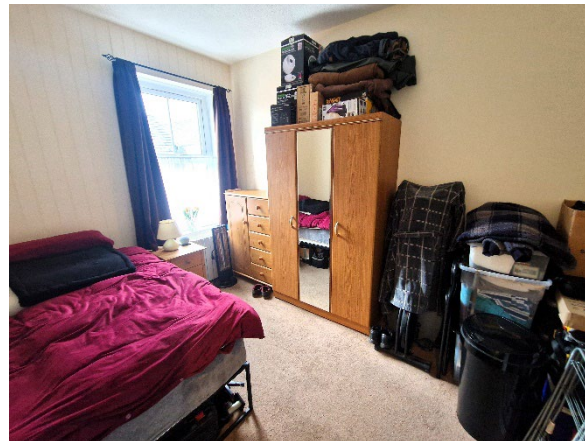
Stanhope Square, Holsworthy, Devon, EX22 6DR

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Electricity House

Stanhope Square, Holsworthy, Devon, EX22 6DR

Guide Price £195,000 Freehold



Key Features

-  PROMINENT POSITION
-  ATTRACTIVE PERIOD PROPERTY
-  3 x RESIDENTIAL PROPERTIES
-  COMMERCIAL PROPERTY
-  EXCELLENT ROAD FRONTAGE
-  FANTASTIC INVESTMENT OPPORTUNITY
-  CURRENTLY GENERATING £2,100 PCM
-  IMPRESSIVE 13% YIELD!
-  SOME RENOVATION WORKS REQUIRED

EPC Rating Flat 1 D Flat 1a E Flat 2 E Shop D

Council Tax Band Flat 1 A Flat 1a A Flat 2 A

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SHOP UNIT

Room One 7.10m x 4.81m max

Room Two 4.30m x 3.85m

Store Room 3.65m x 2.17 max

Rear Lobby 2.00m x 1.86 max

WC 1.14m x 1.15m

Kitchen 2.39m x 2.00m

FLAT 1

Hallway

Living Room 4.10m x 3.12m

Kitchen 2.70m x 2.02m

Bedroom 4.07m x 2.51m

Bathroom 2.72m x 1.67m

STUDI FLAT 1A

Open Plan Bedroom/Living/Kitchen 6.45m x 3.86m

WC 2.45m x 1.06m

Shower Room 1.50m x 1.03m

FLAT 2

Living Room 5.32m x 3.88m

Kitchen/Dining Room 4.26m x 3.26m max

Bedroom 3.97m x 3.85m

Bathroom 2.97m x 1.74m max

Services

Mains electricity, water and drainage

Overview

EXCITING INVESTMENT OPPORTUNITY

This prominently positioned, attractive period property situated on the main thoroughfare through the Market Town of Holsworthy is available for sale with no onward chain.

Currently divided into one shop premises, and three residential properties consisting of two one bedroom flats and one studio flat.

All properties are let and generating a very attractive £2,100 pcm, 13% yield.

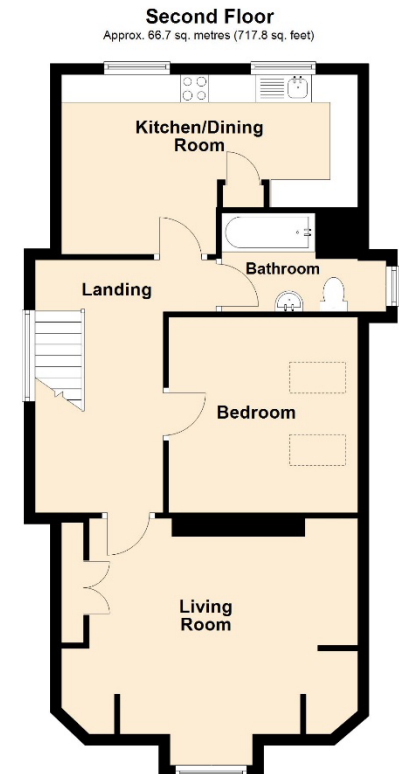
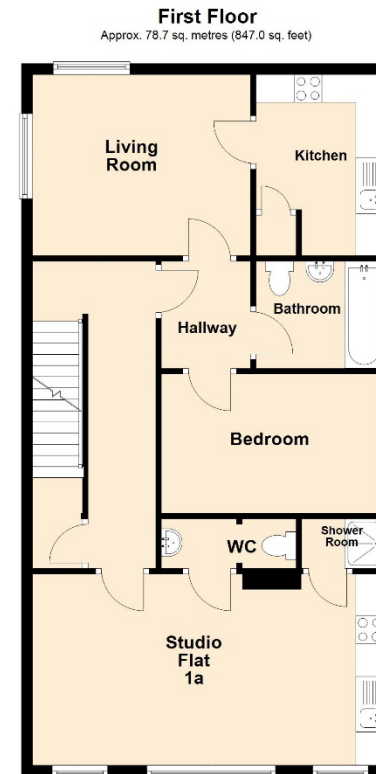
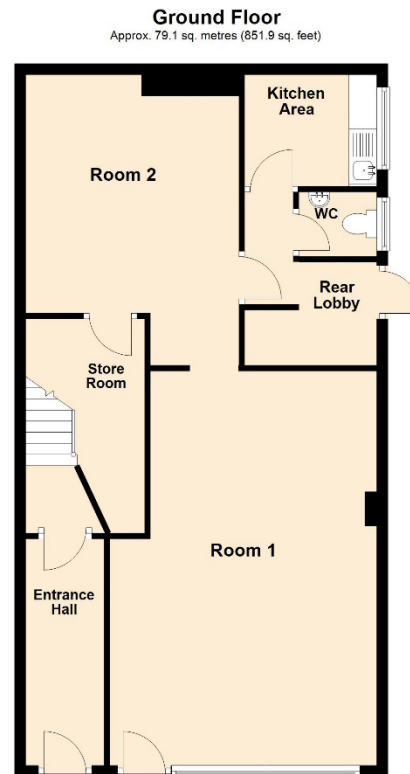
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Total area: approx. 224.5 sq. metres (2416.7 sq. feet)