## **ACCOMMODATION**

To the front the property is entered though a shop door into the commercial aspect of the building. This butchers offers a generous glazed window to the front and two walk-in chillers with an opening to a rear office, kitchenette and preparation room. From the prep room there is a timber door onto a courtyard.

A kitchen is set off the office and comprises base mounted units with sliding cutlery drawers, a work surface incorporating a sink unit with drainer to side and a four ring gas hob with cooker beneath. Matching wall mounted units and tiling to splash back areas. Windows to the side and rear elevations with a courtesy door to the courtyard.

From the first floor landing there is a window to the side, doors off to the bathroom, separate WC and into an inner hallway.

The bathroom has a matching suite, a panel bath, pedestal wash hand basin, a low level WC, two builtin storage cupboards and a window to the side elevation.

From the inner hallway there are stairs that rise to the second floor, and doors to a double bedroom and lounge with a window offering views across to the river and Plymouth beyond.

The second floor hosts two further double bedrooms and access to the loft void.

There is a detached warehouse set to the rear offering power and lighting and an electric roller door. There is a separate pedestrian access to the side of this store with a timber gate to the main road.

There is further integral storage accessed via a wooden door from the courtyard.

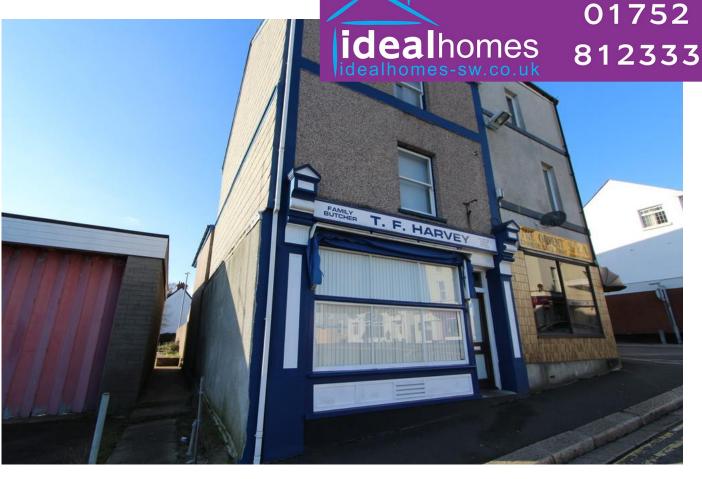


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**Energy Efficiency Rating** 92-100) Awaiting EPC (39-54)



A three bedroom maisonette situated over a popular local butchers. Established c.1954 the commercial aspect of this complex offers a shop frontage with generous cold storage.

A detached warehouse is situated to the rear of the site and accessed from a main road. River views from upstairs. Would suit potential development or continuation of present business.

**EPC TBC** 























- Three Bed maisonette
- Commercial Premises
- Detached Warehouse
- Centrally Located
- Potential Development
- Views





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<sup>\*</sup>These particulars are a guide only and should not be relied upon for any purpose