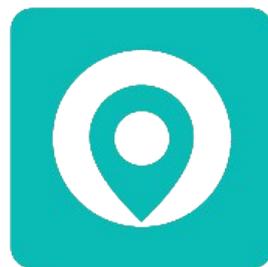


clever



No Place Inn & Mutley Tavern

Central, Plymouth, PL4 7LU

£2,000,000



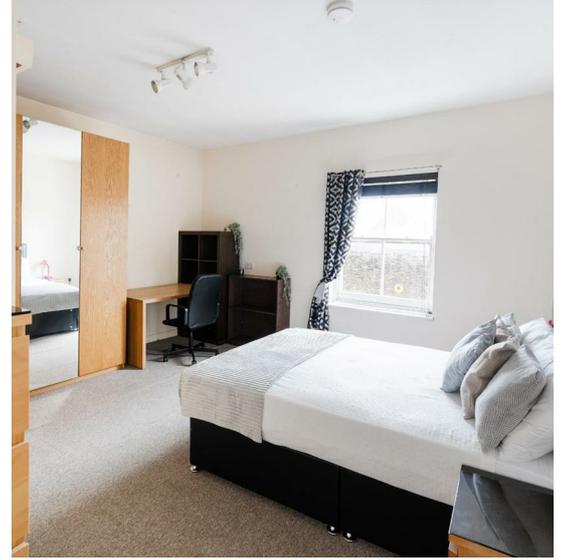
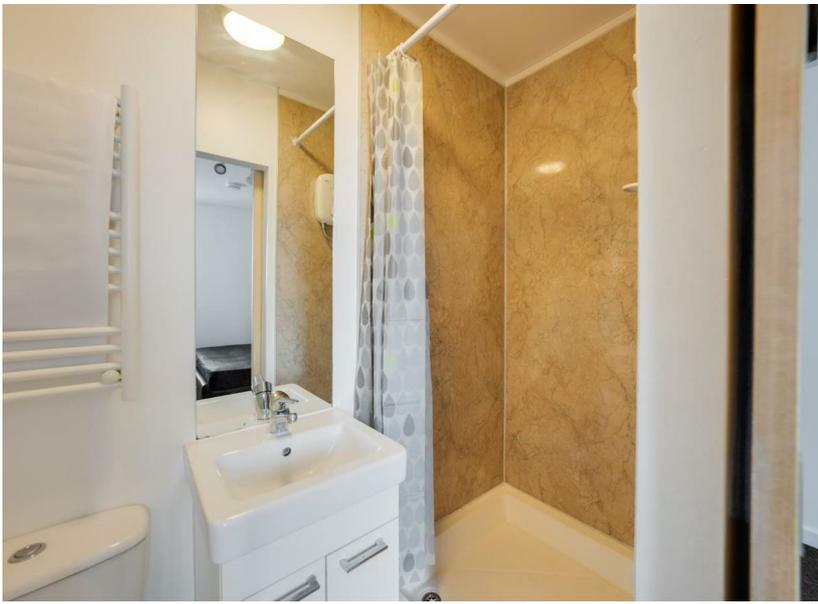
EXCELLENT INVESTMENT OPPORTUNITY OVERVIEW

- Fully let substantial student property opportunity in Plymouth.
- The accommodation comprises 19 bedrooms in cluster flats and 9 studio apartments spread over two former pubs converted to high-quality student accommodation around 15 years ago.
- Well maintained and offered in immaculate condition throughout
- The accommodation has been 100% rented throughout since conversion
- Rental income of £209,700 being generated for the year 2025/26
- Good locations in popular student areas.

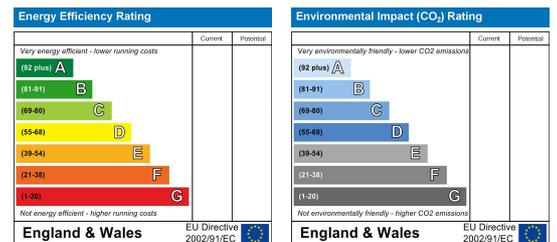
PROPOSAL

Offers are invited in excess of £2million, representing a capital value per bedspace of £75,000 with a gross rental yield of 10.5%





Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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