



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Molesworth Road  
Stoke  
Plymouth  
Devon  
PL1 5LZ

**Guide Price £75,000**



Changing Lifestyles

01752 717717  
plymouth@boproperty.com

3 Molesworth Road, Stoke, Plymouth, Devon, PL1 5LZ

# Changing Lifestyles

Prominently positioned two storey commercial premises located in the village of Stoke.

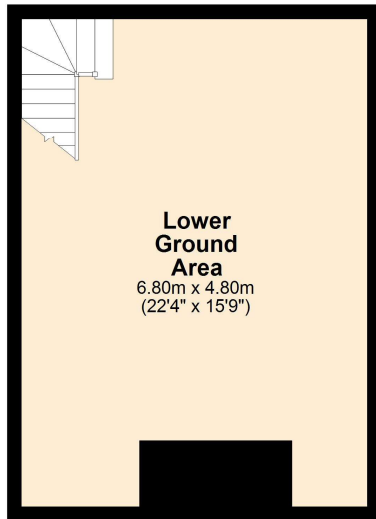
This self contained premises comprises a retail area and store room beneath. There is also a cloakroom.

Please note there is currently a tenant in situ. Please give us a call to discuss the rental amount and lease terms.



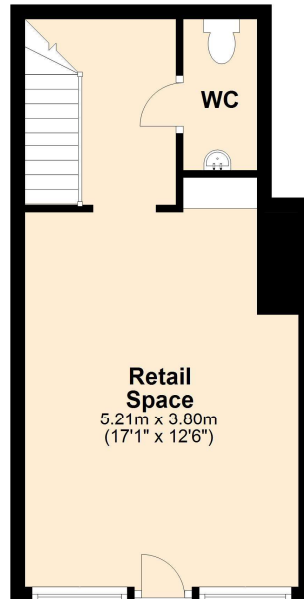
## Basement

Approx. 32.6 sq. metres (351.3 sq. feet)



## Ground Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 61.2 sq. metres (658.6 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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