

Emma Place, Plymouth, PL1 3QU

Guide Price £375,000

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Fully Let Freehold Investment Grade II Listed Block of Four Flats

A rare opportunity to acquire a fully let freehold block of four self-contained flats within the historic Georgian terrace at Emma Place, Plymouth. This Grade II listed building offers elegant period features including stuccoed elevations, sash windows and classic Georgian proportions, with accommodation arranged over lower ground, ground, first and second floors. Parking at the rear.

The property is currently generating £35,400 per annum, reflecting a gross yield of approximately 9.44% at £375,000 and 8.33% at £425,000.

With the proposed rent increase to £36,000 per annum, this would reflect a gross yield of 9.60% at £375,000 and 8.47% at £425,000.

Floor Area
sq. ft.

Tenure
Not given

Service Charge
£0 per annum

Ground Rent
£0 per annum



Fully managed in-house by Francis Stuart, making this a ready-made, hands-off investment.

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Grade II Listed Investment Opportunity Fully Let Freehold
Block of Four Flats

An exceptional opportunity to acquire a fully let block of four self-contained flats, forming part of the historic and highly regarded Georgian terrace at 49–54 Emma Place, one of Plymouth's finest examples of planned early 19th-century housing.

This Grade II listed building (List Entry Number 1244518, first listed 1 May 1975) is recognised for its architectural and historic significance, featuring elegant stuccoed elevations, sash windows, pilasters, parapet detailing and classic Georgian proportions. The accommodation is arranged over lower ground, ground, first and second floors, creating four well-proportioned flats that remain in strong demand within the local rental market.

The property is fully let, providing immediate income from day one, with a healthy mix of long-term and recently agreed tenancies offering both stability and clear future rental growth potential.

Current Rental Income

Flat 1 (Ground Floor): £925 pcm (£11,100 pa) – let from February 2024, rent increasing to £975 pcm

Flat 2 (First Floor): £600 pcm (£7,200 pa) – long-term let from June 2015

Flat 3 (Second Floor): £750 pcm (£9,000 pa) – let from November 2025

Flat 4 (Lower Ground Floor): £675 pcm (£8,100 pa) – let from December 2025

Total Income: £2,950 pcm | £35,400 pa increasing to £3,000 pcm | £36,000 pa

Management & Tenancy Information



The property is fully let and managed in-house by Francis Stuart, ensuring continuity, strong tenant relationships, and a proven rental history. All tenancies are in place, providing a stable, hands-off investment with immediate income from day one and the reassurance of professional ongoing management already established.

On top of this, the property presents the long-term chance to add value in renovating and reconfiguring the ground floor and first floor flats, both of which have suitable square footage to be converted from 1 bedroom to 2, as has already been done in the Lower Ground Floor Flat.

Yield & Return

The property is currently generating £35,400 per annum, reflecting a gross yield of approximately 9.44% - 8.33% depending on agreed price.

With the proposed rent increase to £36,000 per annum, this would reflect a gross yield of 9.60% at £375,000 and 8.47% at £425,000.

If reconfigured and renovated, we believe the block could generate upwards of £3700pcm / £44,400.

However, ultimately, the value in this investment lies in the demand for this area with it being so close to the Royal William Yard/Hoe and general grandeur of these buildings.

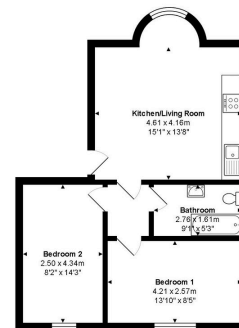
Location

Emma Place is set within the heart of Stonehouse, one of Plymouth's most historic and rapidly improving waterfront districts. The property is ideally positioned just moments from Royal William Yard, a landmark destination offering a vibrant mix of restaurants, bars, cafés, gyms and waterfront walks, as well as Millbay Marina and the ferry terminal, providing easy access to the Barbican and city centre.

- Fully let block of 4 self-contained flats
- Strong rental history with long-term and newer tenancies
- Located in a prestigious Grade II listed Georgian terrace
- Grade Two listed Building
- Gross yield of approx 9.44% at £375,000 and 8.33% at £425,000 with potential to increase.
- All flats Council Tax Band A
- Let in house with us at Francis Stuart
- Parking at the rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Approximate Area - 51.2 m² ... 551 ft²
Whilst every effort has been made to ensure the accuracy of this floor plan, construction, measurement of floors, windows, doors and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used to assist in any purchase or lease. The furniture, fixtures and appliances shown have not been independently confirmed as their specification or efficiency can vary.



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