



1 Radford Road, West Hoe, Plymouth, Devon, PL1 3BY





We are delighted to bring to the market, Number One Radford Road, an unusual building on a substantial corner plot in the popular 'West Hoe' area of the city. Currently being used as a language school and arranged over four levels, the property lends itself to potential development opportunities, subject to the necessary planning consents. The property benefits from very close proximity to the thriving Plymouth waterside and enjoys some attractive coastal views as well as being conveniently placed in terms of transport links and proximity to the City Centre.

As it stands, One Radford Road, is accessed on the ground floor via an entrance lobby with lift and stairs to subsequent floors. Also on the ground floor, there is a reception/office and a series of rooms for communal use including a bar, café, kitchen, computer rooms, laundry and WCs. A set of stairs in the bar area leads to a useful basement. The first and second floor houses numerous smaller rooms, mainly allocated as classrooms, study spaces, offices, stores and staff lounges. There are further WCs on each of these levels as well as access to two good sized roof terraces. The higher roof terrace benefits from impressive views of Millbay Docks the Stonehouse peninsula, the Hamoaze and Cornwall beyond.

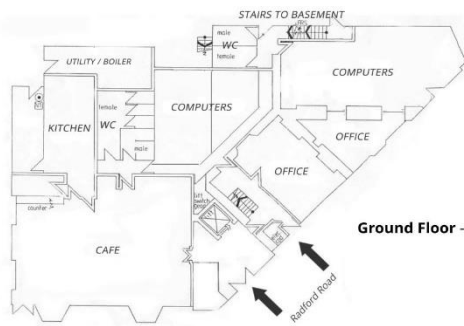


West Hoe is an increasingly popular residential area built against the backdrop of Plymouth's limestone quarries and facing Plymouth sound, it mainly consists of Victorian houses with some elegant examples. There is a variety of facilities within the immediate vicinity including, parks, public tennis courts, GP surgery, eateries, bars and pubs. Further afield but also within easy reach of the area is the Plymouth City Centre, The Hoe promenade and seafront, the Barbican and the Royal William Yard all with numerous bars and restaurants. The main transport hubs which serve the city are also easily reached from West Hoe.

The property is being sold freehold.

To view this property call Lang Town & Country Estate Agents on **01752 278499**.

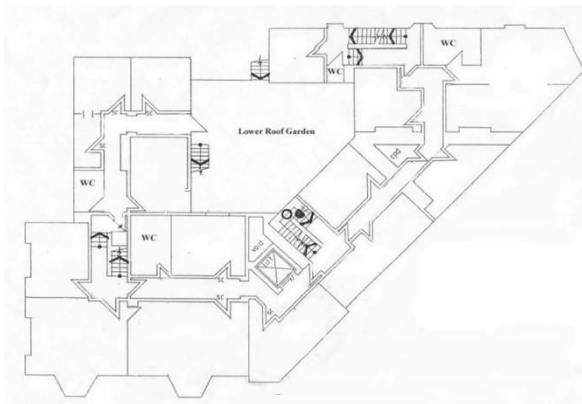




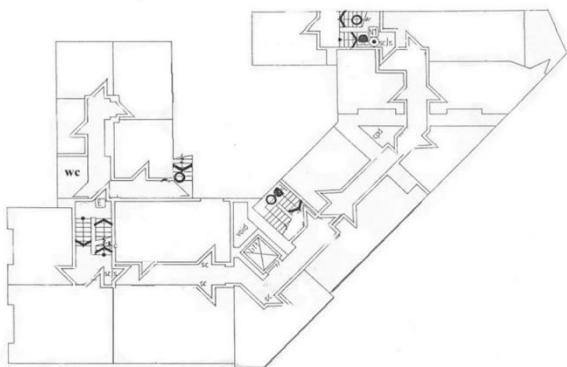
**Ground Floor** - 320 sq. metres



**Basement** - 51 sq. metres



**1st Floor** - 207 sq. metres



**2nd Floor** - 262 sq. metres



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