

LOT  
**22**

9 & 9a North Street, St. Austell, Cornwall PL25 5QD

\*GUIDE PRICE £290,000+



A block of six apartments, set in St. Austell, Cornwall, being sold with tenants in situ where applicable.

#### DESCRIPTION

A selection of six rental apartments with tenants in situ on an assured short hold tenancies, managed by our sister department Mid Cornwall Lets. The property benefits from six apartments with a gross yield of approximately £2,701pcm/£32,412pae when fully let. At the time of instruction, five of the six units were tenanted.

#### LOCATION

Located within the historic market town of St Austell, the town offers a good variety of retail outlets and supermarkets. There are both junior and secondary schools within the town along with a leisure centre and cinema. The mainline railway station provides rail links to London Paddington and the cathedral city of Truro is approximately 16 miles distant.

#### ACCOMMODATION

**Studio 2** One bedroom apartment with a rental income of £416pcm/£4,992pae. Energy Efficiency Rating – C

**Studio 3** One bedroom apartment with a rental income of £460pcm/£5,520pae. Energy Efficiency Rating – C. The unit was vacant at the time of instruction, and may be re-let on a new AST when offered. Please check for an addendum on this entry.

**Studio 4** One bedroom apartment with a rental income of £450pcm/£5,400pae. Energy Efficiency Rating – C

**The Nook** One bedroom apartment with a rental income of £455pcm/£5,460pae. Energy Efficiency Rating – B (named as the previous name of “The Shop” on the EPC register)

**The Courtyard** One bedroom apartment with a rental income of £450pcm/£5,400pae. Energy Efficiency Rating – TBC

**The Loft** One bedroom apartment with a rental income of £470pcm/£5,640pae. Energy Efficiency Rating – C

#### NOTE

The three “Studio” apartments have their Council Tax included in their rent. All apartments have their utility bills included in their rent.

The gross annual income is £32,412pae when fully let. For further information regarding the tenancy agreements please refer to the legal pack.

#### AUCTION VALUER

Lucy Fuller



#### VIEWING

Strictly by appointment only with Stratton Creber St. Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

