

LOT
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1 York Road, Torpoint, Cornwall PL11 2LG
*GUIDE PRICE £100,000+



A mixed residential and commercial end terrace property, set in the town of Torpoint, requiring works to complete the residential maisonette.

DESCRIPTION

A multi-use end terrace property which offers a vacant commercial unit to the ground floor and a former residential property to the first floor. The retail premises was previously tenanted at £650 PCM/£7800 PAE. The ground floor benefits from retail office space with a separate reception room, rear private office and cloakroom. The first floor has its own entrance to the side with stairs leading to the apartment. At the time of instruction, upstairs is uninhabitable until works are completed.

LOCATION

The Cornish town of Torpoint enjoys a range of amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgumbe Country Park and the beaches along Whitsand Bay coastline are all within a ten mile radius of the property.

ACCOMMODATION

Ground Floor Commercial Area
Office space with ramped access from the front, inner reception office, rear hallway leading to a further office and a cloakroom.

First Floor Door from the side of the property with stairs leading to a landing, rear bedrooms, a former lounge kitchen with open loft access, the former bathroom and a third bedroom. At the time of inspection there were no bathroom or kitchen facilities connected.

Outside To the rear of the property is a garden area which could lend itself for off road parking.

NOTES

The residential area is uninhabitable at present.

EPC

Non domestic TBC. Residential EPC exempt.

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

