



ORAVIA HOUSE, TREVARTHIAN ROAD, ST AUSTELL, CORNWALL, PL25 4BH

A Block of three modern 1 x bedroom units. A studio apartment is at ground floor level with flats on the first and second floors.

The Flats are let on Assured Shorthold Tenancy Agreements and currently produce an annual income in the region of £18,600.

- **INVESTMENT OPPORTUNITY**
- **3 x 1 BEDROOM FLATS**
- **CENTRALLY LOCATED**
- **ANNUAL INCOME £18,000 PA**
- **FREEHOLD**
- **EPC D (RANGE 64-68)**

OFFERS OVER £199,950



LOCATION:

St Austell is one of the towns in Cornwall with largest populations and has been the subject of a major regeneration scheme. The property is situated close to the Eastern end of Fore Street which is St Austell's main street. It is a short walk from the bus and railway station. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes. St Austell offers an excellent range of shopping, educational and recreational facilities and, Truro, with its comprehensive range of services and facilities, is approximately 14 miles to the West.

DESCRIPTION & INCOME:

A Block of three modern 1 x bedroom units. A studio apartment is at ground floor level with flats on the first and second floors.

The Flats are let on Assured Shorthold Tenancy Agreements and currently produce an annual income of £18,000.

Flat 1: 1 Bedroom Studio apartment £450pcm.

Flat 2: 1 Bedroom Flat £525pcm.

Flat 3: 1 Bedroom Flat £525pcm.

The property also includes two parking spaces on the forecourt to the front.

TENURE:

Freehold

VAT:

We have been advised that this property has been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The incoming Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

COUNCIL TAX:

All properties are within band A.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is:

Flat 1: D (65)

Flat 2: D (68)

Flat 3: D (64)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

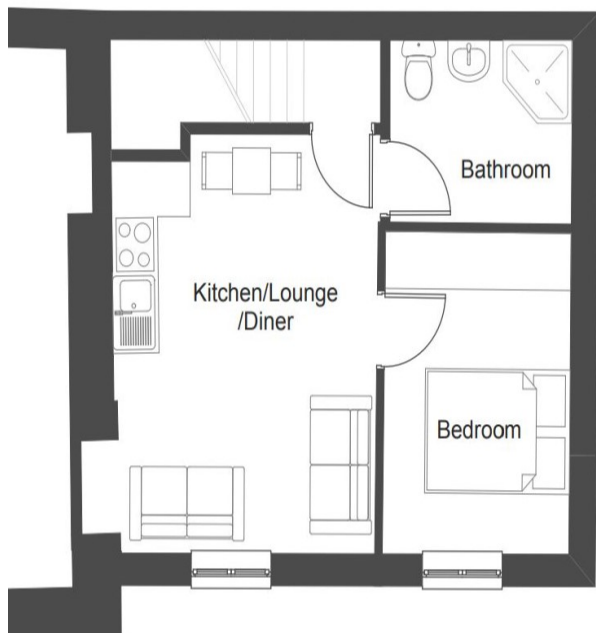
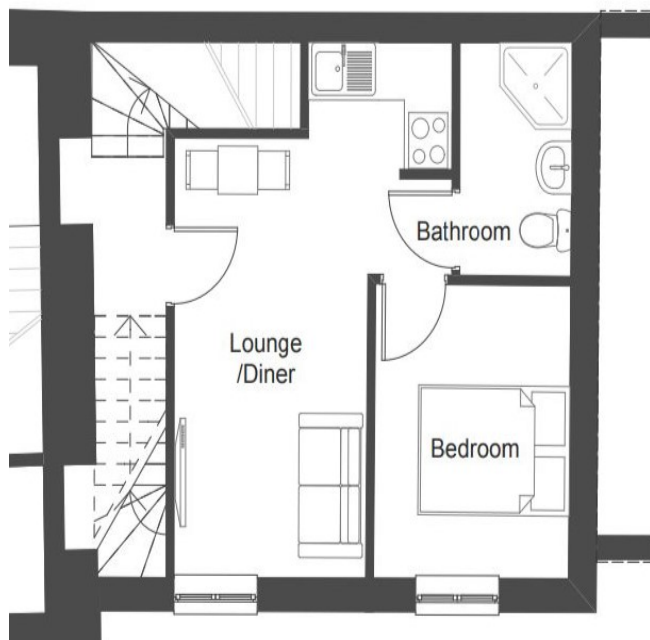
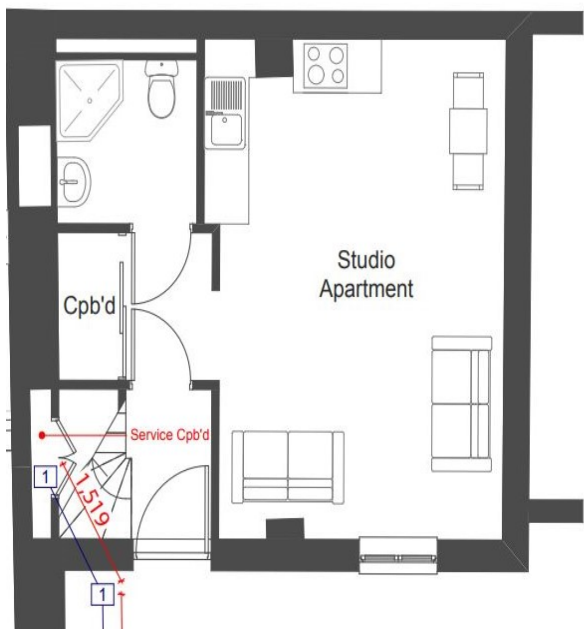
Thomas Hewitt on 01872 247025

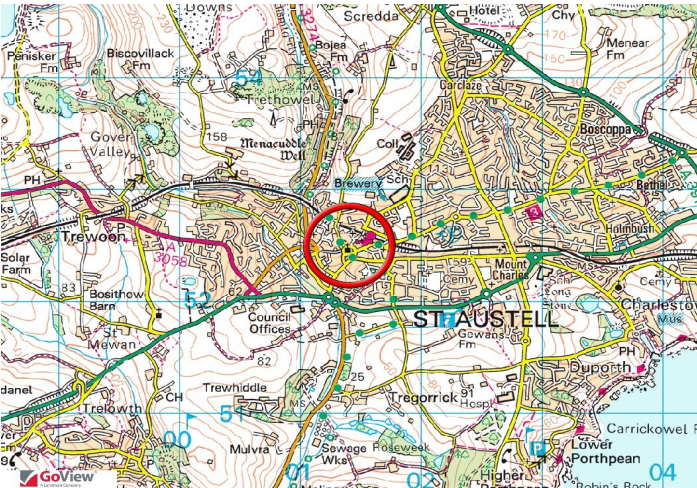
Email th@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk





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