



## 14 FORE STREET, TINTAGEL, PL34 0DA

An exciting opportunity to purchase a ground floor retail unit together with three x 2 bedroom, income producing, residential flats in the famous village of Tintagel. The property is situated in a prominent location, near the junction of the main route into the village and benefits from parking to the rear.

Tintagel boasts an array of largely independent tourist focused shops, curiosity shops, galleries, pubs, tea shops and bakeries. It is well served to accommodate the thousands of tourists that visit on an annual basis including the famous Victorian Camelot Hotel, a number of privately owned guest houses & B&Bs as well as several well known caravan/camp sites.

**£550,000 MIXED USE INVESTMENT/OPPORTUNITY TO RETAIL**

- **FOR SALE - MIXED USE INVESTMENT OR FOR OWNER OCCUPATION**
- **GROUND FLOOR RETAIL UNIT PLUS 3 UPPER FLOOR FLATS**
- **OPPORTUNITY TO TRADE FROM GROUND FLOOR OR TO RENT IT OUT TO INCREASE INCOME**
- **COMBINED RESIDENTIAL INCOME OF £23,400 PA**
- **RETAIL UNIT WORTH £12,500 PA (794 SQ FT /73.8 SQ M)**
- **PROMINENT POSITION IN FAMOUS TOURIST LOCATION**
- **EPC RATING: RETAIL - C (52) RESIDENTIAL - D (57), D (68) & D (58)**



**LOCATION:**

The picturesque village of Tintagel on Cornwall's north needs little introduction owing to its connection with the legend of King Arthur. It is thanks to this, that the village and wider area enjoys huge numbers of visitors year round who come to the area to visit the castle and enjoy the many attractions the village has to offer along with walking a stretch of the dramatic coastline. Tintagel is considered to be one of the most iconic tourist destinations in the South West.

**DESCRIPTION:**

The property presents an exciting opportunity to buy a mixed use investment including a ground floor retail unit together with three x 2 bedroom residential flats, one to the rear and two on the first floor. The retail unit can either be used for the owner's own business or let to increase the rental income. The property is situated in a prominent location, at the "top" of Fore Street, the main thoroughfare through the coastal town of Tintagel.

The village boasts an array of largely independent tourist focused shops, curiosity shops, galleries, pubs, tea shops, bakeries and cafes as well as some national chains such as Boots, Spar and the Cornish Bakery. The village is well served with tourist accommodation including the famous Victorian Camelot Hotel, a number of privately owned guest houses, B&Bs as well as several well known caravan and camp sites.

**SCHEDULE OF ACCOMMODATION:**

Retail Area and Store Total: 794 SQ FT (73.8 SQ M)

**TENURE**

Freehold

**INCOME:**

The three flats are all currently occupied with rental income as follows:

Swallows Nest - £8,700 pa

Robins Nest - £8,100 pa

Ravens Nest - £6,600 pa

Total - £23,400 pa

The ground floor will become vacant prior to sale and has a rental value of £12,500 pa

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value of the ground floor retail unit is £2,100.

To find out how much business rates will be payable there is a business rates estimator service via the website.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Ratings for this property are as follows:

Retail unit - C (52)

Swallows Nest - D (57)

Robins Nest - D (68)

Ravens Nest - D (58)

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

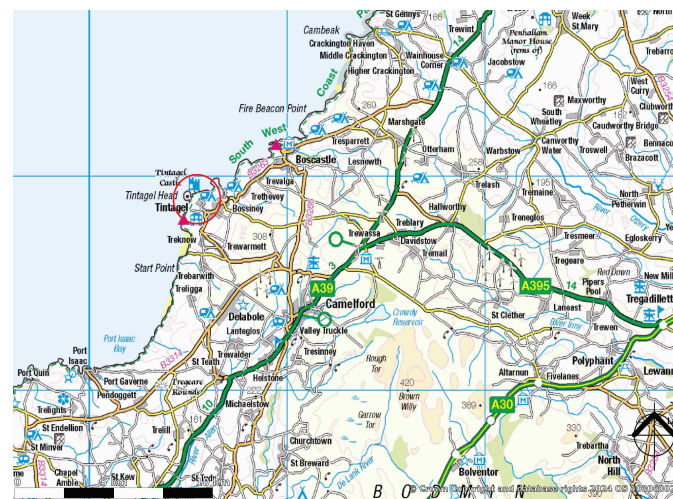
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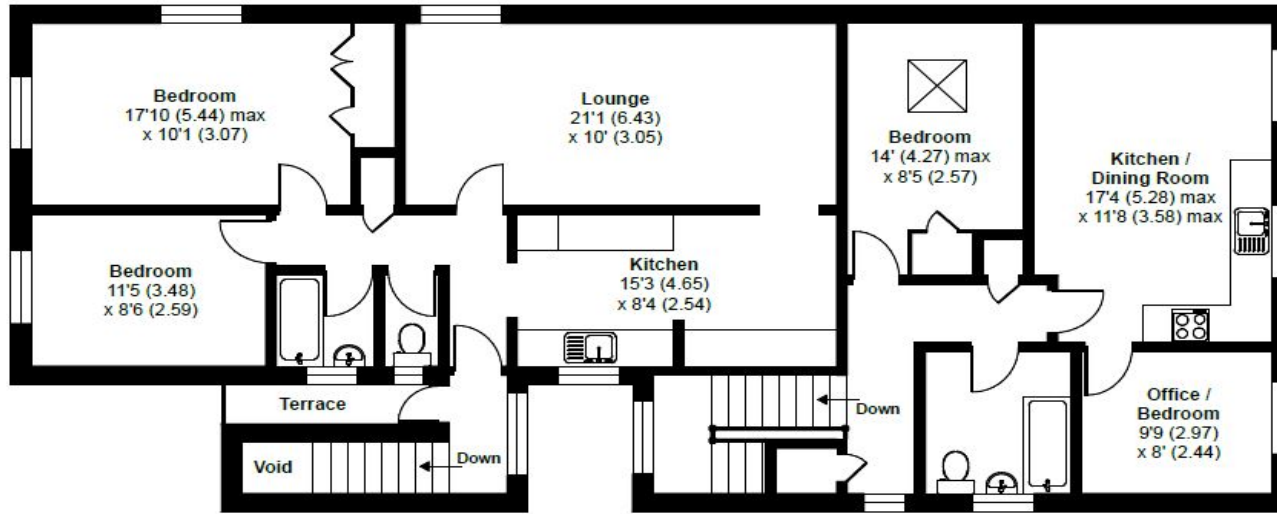




# Flats 14 , Fore Street, Tintagel, PL34 0DA

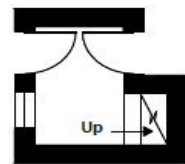
Approximate Area = 2026 sq ft / 188.2 sq m

For identification only - Not to scale

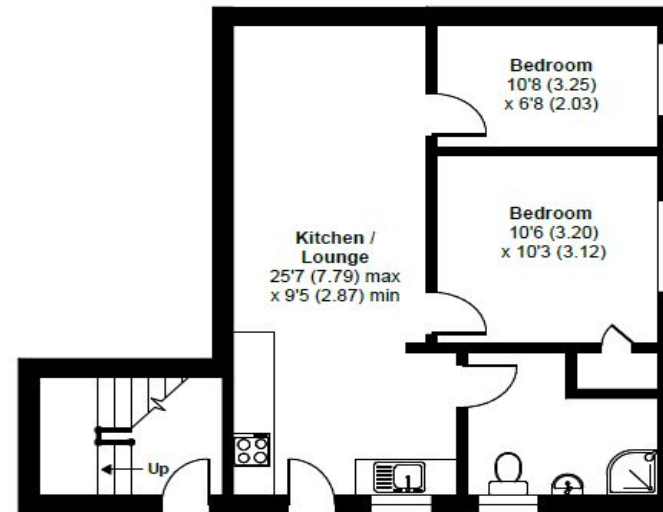


SALLOW'S NEST

ROBIN'S NEST



GROUND FLOOR 2



RAVEN'S NEST

GROUND FLOOR 1



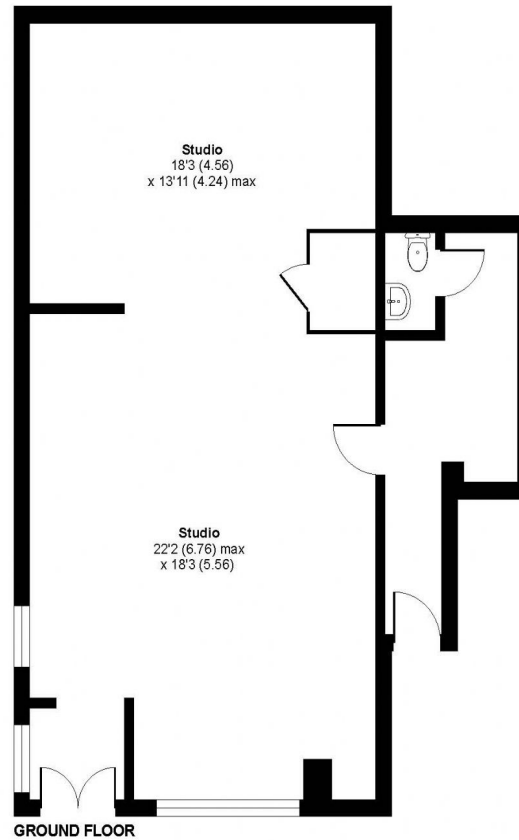
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Miller Commercial LLP. REF: 1102226



## St Nectan's Gallery, Fore Street, Tintagel, PL34

Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



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