



14 FORE STREET, TINTAGEL, PL34 0DA

The investment comprises a fully let building with a ground floor retail unit together with three 2 bedroom residential flats, one to the rear and two on the first floor. The property is situated in a prominent location, at the “top” of Fore Street, the main thoroughfare through the village. Annual income is £38,400pa - £15,000 pa from the retail unit and £23,400 pa from the residential. This represents an attractive return of 7.75% on this mixed use asset.

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 and a number of well known hotels, campsites and guest houses.

£495,000 QUOTING PRICE

- **FOR SALE - MIXED USE INVESTMENT**
- **GROUND FLOOR RETAIL UNIT PLUS THREE UPPER FLOOR FLATS**
- **COMBINED INCOME OF £38,400 PA REFLECTING AN ATTRACTIVE 7.75% RETURN**
- **RETAIL UNIT GENERATES £15,000 PA AND RESIDENTIAL GENERATES £23,400 PA**
- **PROMINENT POSITION IN FAMOUS TOURIST LOCATION**
- **EPC: 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 property is situated in a prominent location, at the "top" of Fore Street, the main thoroughfare through the coastal village 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 property is fully let, producing rental income as follows:

Retail Unit - £15,000 pa

Swallows Nest - £8,700 pa

Robins Nest - £8,100 pa

Ravens Nest - £6,600 pa

Total - £38,400 pa

The ground floor unit is let on a 3 year term to the well known St Nectan's Glen as a Gift Shop and the residential flats are all occupied under ASTs.

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:-

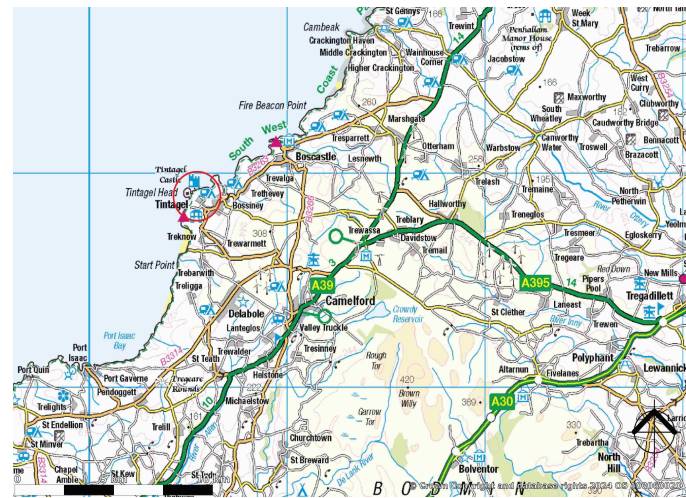
Tom Smith on 01872 247013

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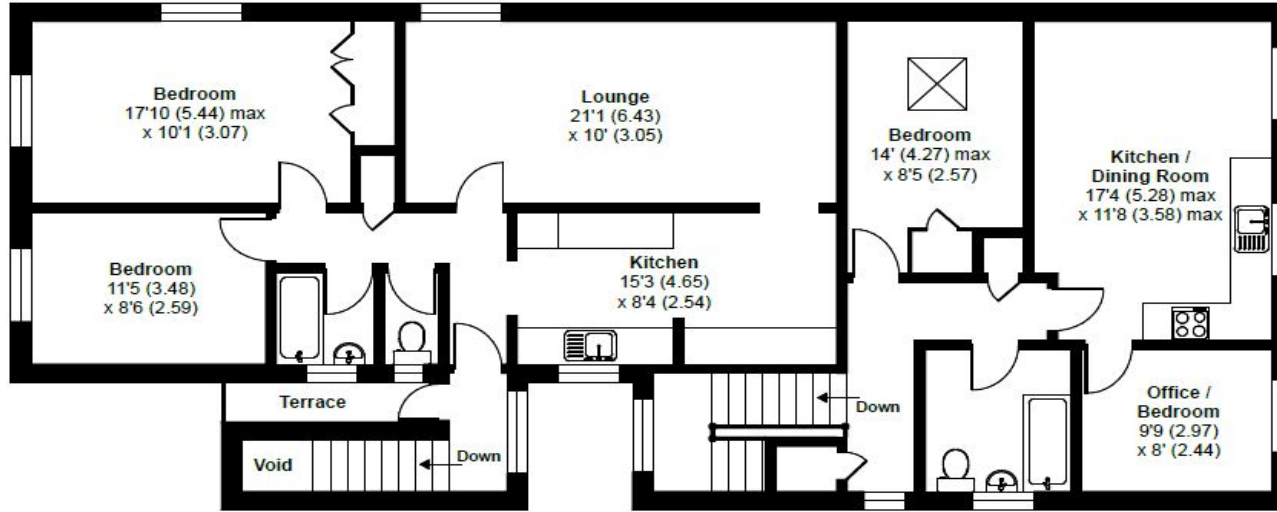
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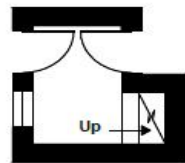
Flats 14 , Fore Street, Tintagel, PL34 0DA

Approximate Area = 2026 sq ft / 188.2 sq m

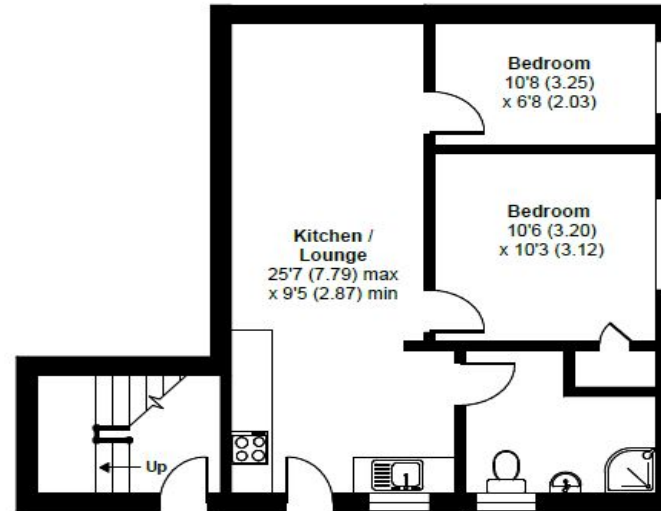
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SALLOW'S NEST



GROUND FLOOR 2



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

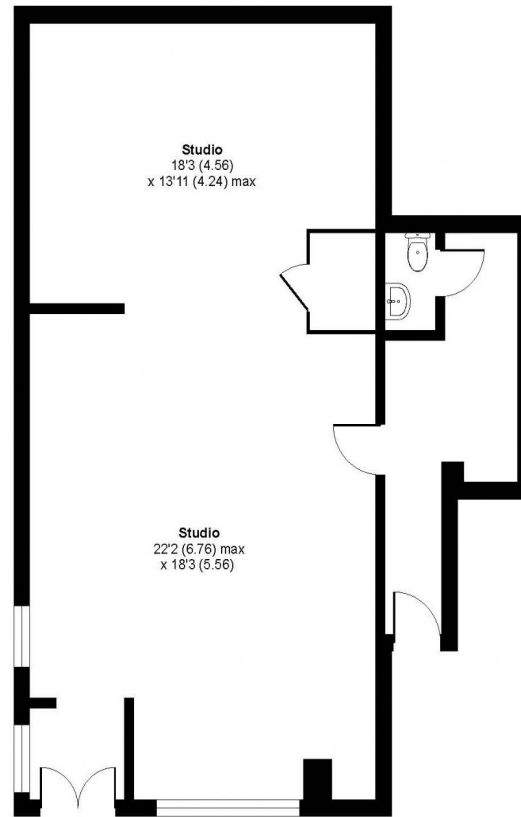


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St Nectan's Gallery, Fore Street, Tintagel, PL34

Approximate Area = 822 sq ft / 76.3 sq m

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GROUND FLOOR



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