

Camborne - 74,74A,74B Trelowarren Street, Cornwall TR14 8AH
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Camborne - 74,74A,74B Trelowarren Street, Cornwall TR14 8AH

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £210,000
- Gross Initial Yield: 10.60%
- Rental Income: £22,260 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop with 2 self-contained residential flats (1 x 1-bed and 1 x 2 bed)
- Commercial tenant has been in occupation since 2016.
- Situated within short walk from Tesco Superstore and within 0.4 miles from Camborne Train Station.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 74 (Ground Floor)	Retail Shop t/a Barbers: 43 sq m (463 sq ft)	Individual	Holding Over	£6,000	Note 1: FRI
No. 74A (First Floor)	Residential Flat: 67 sq m (721 sq ft) 2 bedrooms, kitchen/dining room, living room, shower	Individual	12 Months from 18 January 2024	£8,760	Note 1: AST Note 2: Deposit held of £625 Note 3: AST renewal. Tenant in occupation for more than 1 year.
No. 74B (Rear Ground Floor)	Residential Flat: 34 sq m (366 sq ft) Double bedroom, kitchen/living room, shower	Individual	12 Months from 14 December 2023	£7,500	Note 1: AST Note 2: Deposit held of £650 Note 3: AST renewal. Tenant in occupation for more than 1 year.
Total				£22,260	

Camborne - 74,74A,74B Trelowarren Street, Cornwall TR14 8AH

Freehold Retail & Residential Investment



Property Description:

Mid-terrace building comprising ground floor commercial unit t/a barber shop, 1-bedroom residential flat at rear ground floor and 2-bedroom maisonette at first floor, providing the following accommodation and dimensions:

Ground Floor: Retail Shop t/a Barbers	43 sq m (463 sq ft)
Rear Ground Floor: Flat 74B	34 sq m (366 sq ft)
1 Bedroom, Kitchen/Living Room, Shower	
First Floor: Flat 74A	67 sq m (721 sq ft)
2 Bedrooms, Kitchen/Dining Room, Living Room, Shower	

Tenancy:

The retail shop is at present holding over on an FRI lease at a current rent of £6,000 p.a. Tenant has been in occupation since 2016.

Flat 74A is at present let on AST to an Individual for a term of 12 Months from 18th January 2024 at a current rent of £8,760 p.a. Deposit held of £625.

Flat 74B is at present let on AST to an Individual for a term of 12 Months from 14th December 2023 at a current rent of £7,500 p.a. Deposit held of £650.

Both residential tenants have been in occupation for more than 1 year and currently on renewal AST.



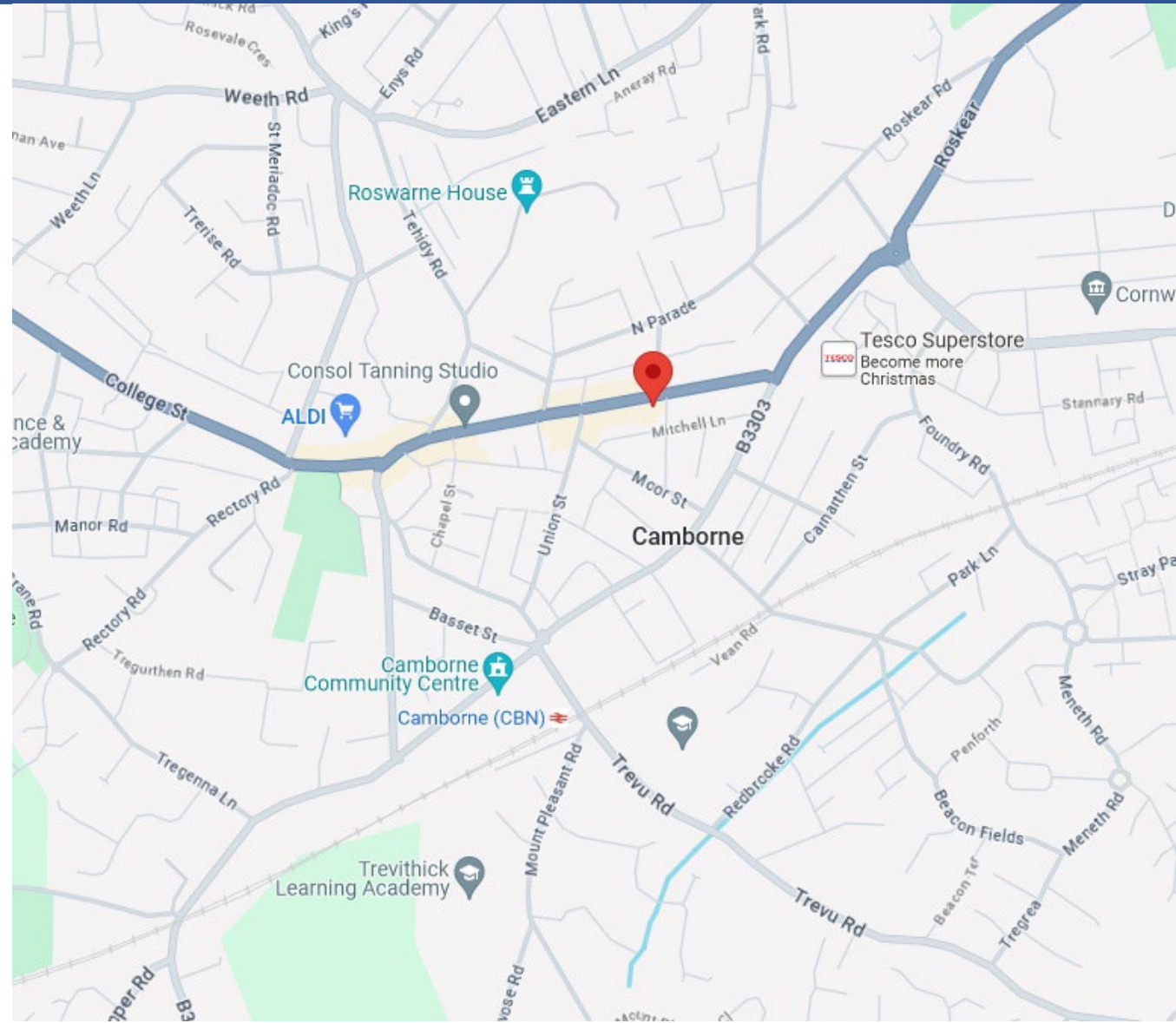
Camborne - 74,74A,74B Trelowarren Street, Cornwall TR14 8AH

Freehold Retail & Residential Investment



Location:

Camborne is a town in Cornwall, England, United Kingdom. The property is situated on the main high street, within short walk from Tesco Superstore and within 0.4 miles from Camborne Train Station. Retail occupiers nearby include Poundstretcher, Peacocks, WH Smith, Superdrug, Costa, Specsavers, TUI, The Works, Santander, Halifax, Iceland and more.



Camborne - 74,74A,74B Trelowarren Street, Cornwall TR14 8AH

Freehold Retail & Residential Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.