



All enquiries Ref: James Paterson

- Long leasehold self-contained flat
- Investment

Location:

The property is situated on Green Lane at its junction with New Cut. Public transport links include Redruth mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A30 and A393 Shopping amenities can be found locally within Redruth. Recreational pursuits can be found locally at the open spaces of Fairfields Park and East End Park with the coast front town of Portreath lying to the north.

Description:

Long leasehold second floor self-contained flat.

Accommodation:

One bedroom, reception room, kitchen, shower room/WC

EPC rating: E

Council Tax Band: A

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) to a long-standing tenant on a month-to-month basis from 8th April 2024 at a rent of £550 per calendar month.

Rent:

£6,600 per annum

Lease:

Held on a long lease for a term of 125 years from 1st January 2017.

Note:

Based on the guide price of £45,000 and an annual income of £6,600, the property offers a gross yield of approximately 14.67%

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



Communal entrance hall