



## The Old Grist Mill, Tresooth Lane, Penryn, TR10 8DL

Guide Price £750,000

An opportunity to acquire a charming mixed-use property in the university town of Penryn, generating a gross income of £59,100 per annum, and totalling approximately 4,967 sq ft. An excellent 'turnkey' investment with further scope for income enhancement.

### Key Features

- Charming former watermill in Penryn
- Total gross income £59,100 per annum
- Freehold
- Fully let
- Arranged over 4 floors
- Scope to enhance income stream
- Mixed-use investment
- EPC ratings office: G and residential: D





## THE PROPERTY

A large and charming former watermill of granite construction, arranged over four floors. The property still shows signs of its former use as a mill with the remains of a leat in the grounds and a covered pit for the water wheel. The property now comprises a mixture of studio and workshop suites as well as a spacious four bedroom flat with large open-plan living area and feature metal staircase.

## THE LOCATION

Penryn is an historic port on the south coast of Cornwall, chartered in 1236. During the 19th Century, the town was known for the export of granite, used in such buildings as the Bank of England and many of the country's lighthouses. The town is home to Penryn Campus, a large university campus occupied by two institutions – Falmouth University and the University of Exeter. Over recent years the area has thrived, due to a significant increase in student population, in turn having a positive impact on local businesses. The scenic Helford River is a short drive away, with areas such as Falmouth, Truro and Helston in close proximity, making this attractive town a perfect place for those seeking a quieter lifestyle, while being conveniently close to the liveliness of larger towns.

## TENANCIES

Studio 1 : 12 months : £275 pcm : £3,300 pa : 115 ft sq.  
Studio 2 : 12 months : £225 pcm : £2,700 pa : 121 ft sq.  
Studio 3 : 12 months : £300 pcm : £3,600 pa : 183 ft sq.  
Studio 4 : 12 months : £350 pcm : £4,200 pa : 228 ft sq.  
studio 5 : 12 months : £150 pcm : £1,800 pa : 234 ft sq.  
studio 6 : 12 months : £225 pcm : £2,700 pa : 386 ft sq.  
studio 7 : 12 months : £150 pcm : £1,800 pa : 213 ft sq.  
studio 8 : 12 months : £650 pcm : £7,800 pa : 1,000 ft sq.  
Student flat : 12 months : £,2600 pcm : £31,200 pa.

## SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas. All studios are individually metered.

## BUSINESS RATES

Each of the eight studios are independently rated and we understand all will benefit from small business rates relief where applicable. We refer you to the government website: <https://www.tax.service.gov.uk/view-my-valuation/search> for further information.

## TENURE

Freehold.

## VAT

All prices/rents quoted are quoted exclusive of VAT.

## VIEWINGS AND ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co. the vendor's Sole Agent, on 01326 318813 and [info@laskowskiandcompany.co.uk](mailto:info@laskowskiandcompany.co.uk).







# Floor Plan

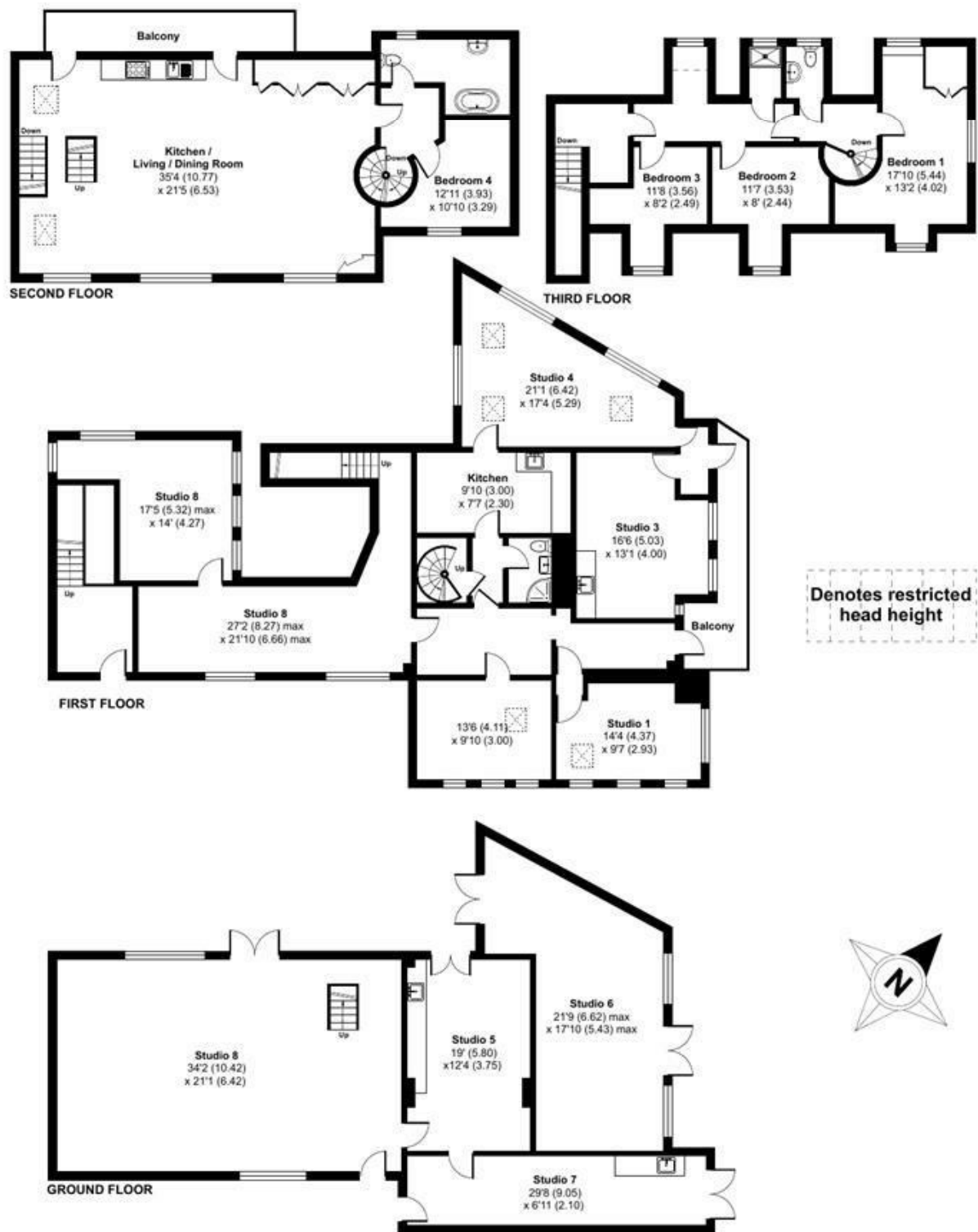
## Tresooth Lane, Penryn, TR10

Approximate Area = 5009 sq ft / 465.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 5017 sq ft / 466 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1147374