



33B High Street  
Falmouth

LODGE & THOMAS  
ESTABLISHED 1892



**33B High Street, Falmouth, Cornwall TR11 2AD**

**Guide Price - £145,000 Leasehold**

- Fabulous water views
- Second floor apartment
- Investment opportunity – 8% yield
- Town centre location
- Cash buyers only

*A fantastically positioned apartment, set on the second floor commanding tremendous sea views in the very centre of Falmouth town and sold with tenants in situ to offer a strong investment opportunity.*

### **The Property**

33B High Street is a second floor apartment set in the very centre of Falmouth and which boasts incredible water views over the bustling Carrick Roads and to Flushing from the living space. The accommodation comprises an open plan living/kitchen/dining room, hallway and a double bedroom with en-suite shower room.



The property is currently occupied by tenants under an Assured Shorthold Tenancy and the apartment is offered for sale with the tenancy in situ. The current tenancy is due to end in June 2025 but the tenants have advised they would very much like to remain beyond this date. The apartment is currently let at £975pcm giving a rental yield of 8%.

The property is deemed unsuitable for mortgage purposes because of its construction – being timber framed with an external staircase for access - and because of its lease – being one of only three units making up the building - but nonetheless offers a fantastic investment purchase to those with cash funds.

#### Agents Notes

1. The property is not suitable for lending purposes and is therefore only available to cash purchasers.
2. The property is sold subject to the existing tenancy which runs until June 2025.
3. It is a condition of sale that completion must take place on or before 30th April 2025 and any sale not completed by this date will be cancelled by the vendor.

**EPC E Council Tax Band A**

#### Services

Mains water and electricity.

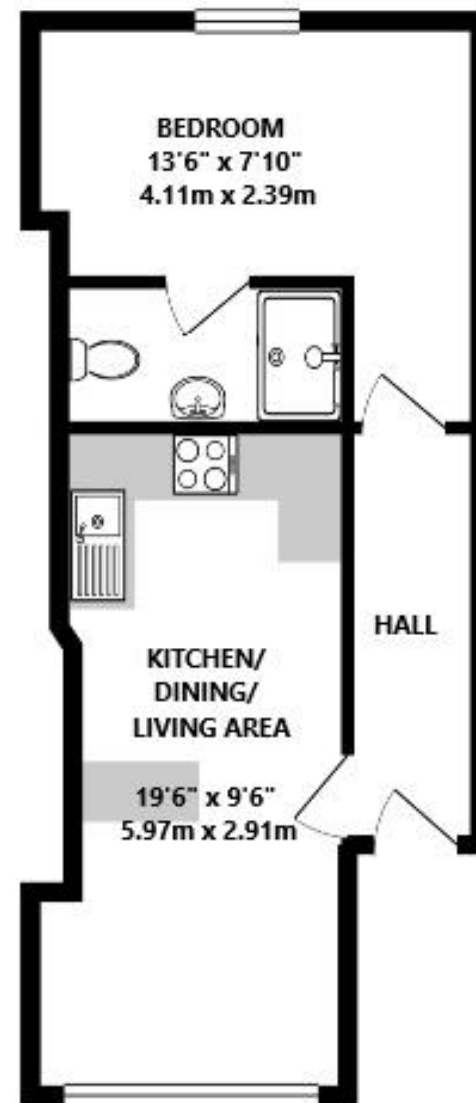
None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

#### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

#### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



**TOTAL FLOOR AREA - 383 SQ. FT (35.6 SQ. M)**

**NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**



## Location

The property is located along High Street, right in the very heart of Falmouth town and enjoying the hustle and bustle, yet also offering a quiet and peaceful ambience from the living space where there are wonderful water views.

Falmouth is a much sought after harbour town home to a whole host of activities and interests from the Maritime Museum, Pendennis Castle and Falmouth Art Gallery offering culture and history to the range of cafes, bars and restaurants available right on the doorstep. Falmouth is also home to a University, further strengthening the property's future letting potential.

From High Street an alley gives access to the rear of the property, from which an external staircase leads up to this apartment and one other (which is situated on the first floor) and from the first floor an internal stairwell leads up to 33B. The new external steel staircase was installed in 2024, replacing the former timber structure.

## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.  
Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

Proceeding along High Street towards the town centre, 33B will be found on the left hand side shortly before the Give Way markers. A meeting point on High Street will be agreed for viewings and interested parties are advised to find parking in Falmouth and proceed to the property on foot.

**What3words**///gifts.kicks.cabin



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