



West End

Redruth

TR15 2RZ

Asking Price £140,000

- MIXED COMMERCIAL INVESTMENT
- SHOP WITH DISPLAY WINDOW
- BUSY STREET
- TWO BEDROOM APARTMENT
  - CENTRAL POSITION
- CURRENT RENTAL INCOME £13,200 PA
- RECENTLY REFURBISHED
  - 9.5% YIELD



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



#### PROPERTY

A re-furbished investment property comprising with mixed use with a shop and a residential flat. The shop has a large display window and set on two floors with retail area and stairs down to a small kitchen and store room. Let to a successful gaming shop. The flat is a two storey building accessed from the rear to this spacious apartment with accommodation comprising of I-Shaped Kitchen/diner, and on the next floor two bedrooms and bathroom.

#### LOCATION

Located just off the central crossroads in the centre of Redruth, a vibrant town with an abundance of retail shops With a main line railway station a short walk away. Redruth is a major town with a population of approximately 16,000 and close to Camborne, St Agnes and the City of Truro.

Shop 64 Sq Meters EPC 86D

Flat 41 SQ Meters EPC 55D

#### INVESTMENT

The shop is let at £ 350 pcm £4200pa

The flat is currently let at £750 pcm £9,000pa

Total annual income £13,200 pa

Yield 9.5%

#### SERVICES

Main Water, Electricity and Drainage.

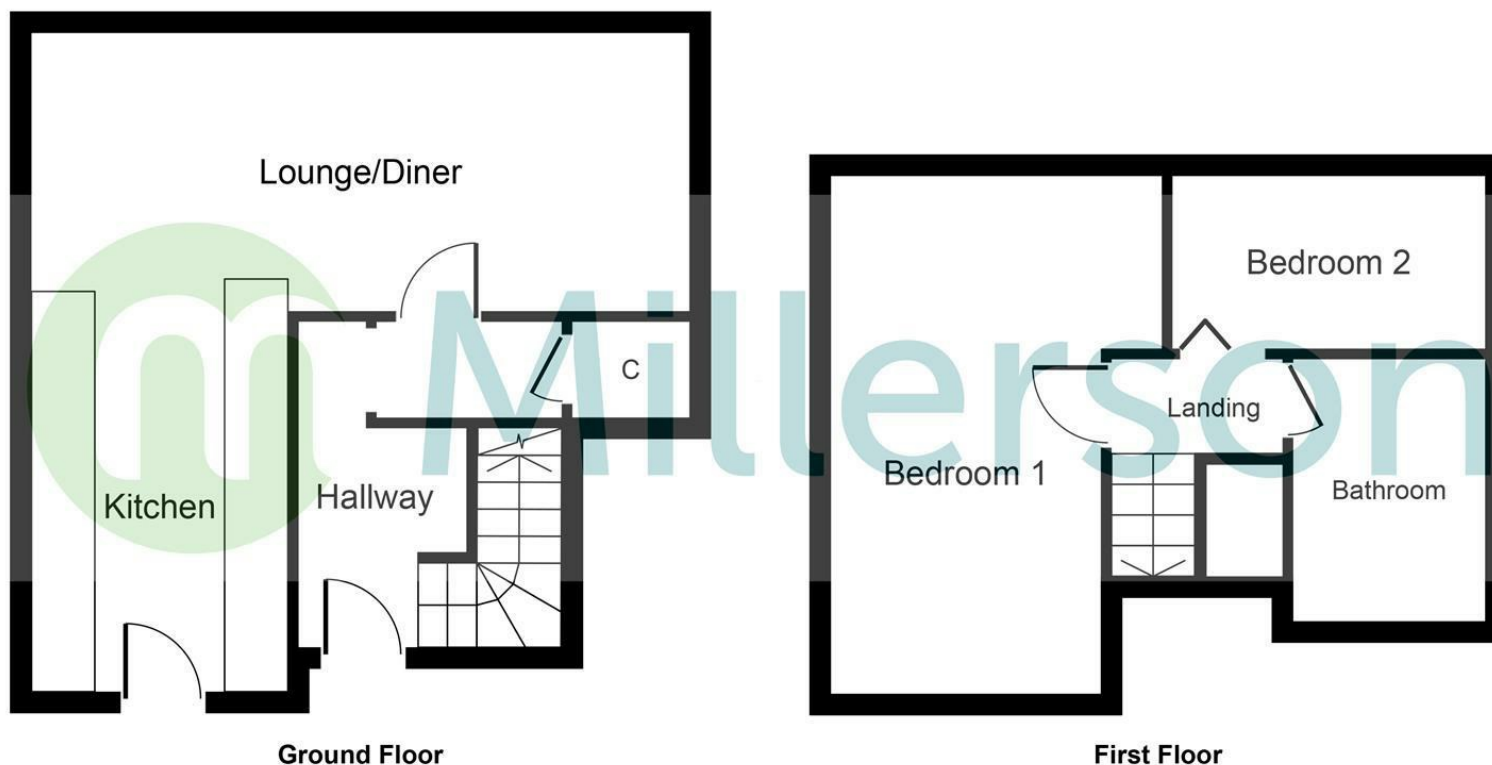
Council Tax for flat: 'A'

#### VIEWING BY APPOINTMENT

Please contact Jeremy or Sarah on 01209 612255 to arrange an appointment.







PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

## Contact Us

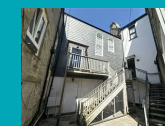
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