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BILL BANNISTER

Sales & Lettings



9 Fore Street , Redruth, TR15 2AZ

£245,000



This fine looking Grade II Listed property is being offered for sale as an excellent investment opportunity currently producing a rental figure of £1830 per calendar month for the three flats. There is also a small shop with main street frontage in a prime location.



Situated in the main street of Redruth and being Grade II Listed, this is an investment opportunity worthy of inspection. There is a small shop with main street frontage. Flat A is very interesting being on several floors with a turret and has good living space. The other flats are smaller but well proportioned. The specification includes electric heaters. All three flats are let at £1830 PCM and the shop is available to rent. The vendor is asking for £200 PCM. Externally this is a fine looking building as you will see from the pictures.

Redruth town has various retail outlets and a mainline railway station plus bus services.

FLAT A

LOUNGE
9'10" x 9'6" (3.01m x 2.92m)
Corner window.

KITCHEN
5'10" x 5'7" (1.8 x 1.72)
One and a half bowl sink unit and worktops. Eye level units and a cooker hood. Tiled splash backs.

INNER HALL

LAUNDRY ROOM
5'3" x 2'3" (1.61m x 0.70m)
Space for white goods.

BEDROOM 1
9'4" x 9'3" (2.86m x 2.82m)
Recess.

BATHROOM
Panelled bath with an electric shower. Pedestal basin. WC. Extractor fan.

BEDROOM 2

FLAT B

LOUNGE
12'5" x 10'5" (3.8m x 3.2m)
Steps leading to:

KITCHEN
11'7" x 8'3" (3.54m x 2.52m)
Single drainer stainless steel sink unit. Worktops with splash backs. Eye level units.

BEDROOM
10'5" x 10'2" (3.2m x 3.1m)
Built-in bed and cupboards.

SHOWER ROOM
Electric shower, basin and WC.

FLAT C

LOUNGE
10'9" x 8'8" (3.29m x 2.66m)

BEDROOM
11'7" x 6'1" (3.54m x 1.87m)
Open wardrobe and understairs cupboard.

KITCHEN
8'10" x 6'10" (2.71m x 2.1m)
Single drainer stainless steel sink. Worktops with splash backs and eye level cupboards.

SHOWER ROOM
Shower cubicle with an electric shower, an enclosed basin and wc.

AGENTS NOTES
TENURE: Freehold
COUNCIL TAX BAND: Each Flat is a Band A.

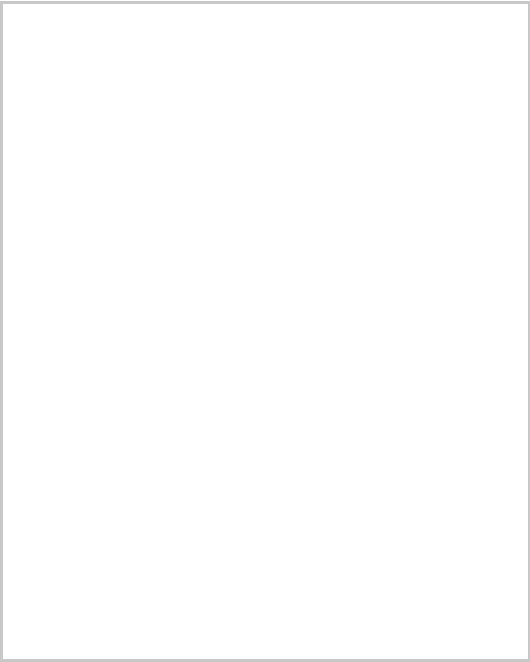
Flat A is currently achieving £675 PCM
Flat B is currently achieving £580 PCM
Flat C is currently achieving £600 PCM

SERVICES
Mains drainage, mains water, mains electricity.

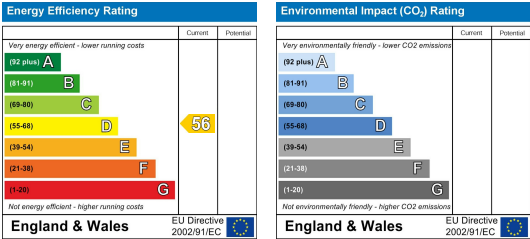
Area Map



Floor Plans



Energy Efficiency Graph



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