

RESIDENTIAL INVESTMENT, 3 BANK PLACE, FALMOUTH, TR11 4AT



- 6 X 1 BEDROOMED FLATS AND 2 X STUDIO APARTMENTS
- CURRENT ANNUAL INCOME CIRCA £40,000 PA
- GRADE II LISTED LANDMARK PROPERTY
- POSSIBLE REDEVELOPMENT POTENTIAL

GUIDE PRICE £675,000
FREEHOLD

Miller Commercial

The business property specialists



LOCATION

The subject property is situated on Bank Place in the heart of the Harbourside town of Falmouth, which has seen significant investment in recent years and is also home to the rapidly expanding Falmouth University. The property is just moments from the Harbour, Event Square and several public car parks.

DESCRIPTION

This impressive Grade II Listed property is currently divided into 8 letting units comprising 6 x 1 bedrooomed apartments and 2 studio apartments. the property is now available for sale owing to our client's retirement plans with the building now requiring further investment and may appeal to those considering alternate use for the building such as a holiday letting units or similar.

THE ACCOMMODATION COMPRISES

For the layout of the building please refer to the Floor Plan.

SCHEDULE OF RENTS PCM

Flat A - £435

Flat B - £435

Flat C - £450

Flat D - £435

Flat E - £435

Flat F - £400

Flat G - £310

Flat H - £450

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATES

Flat A = F32

Flat B = F38

Flat C = D59

Flat D = D55

Flat E = E44

Flat F = D59

Flat G = F27

Flat H = F27

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

COUNCIL TAX

All of the units are rated as Band A with each tenant being responsible for their own Council Tax.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED

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