

**FOR SALE**



**Higher Market Street, Penryn**  
**Guide Price £430,000**

  
**MARTIN&CO**



# Higher Market Street

Guide Price £430,000

- INVESTMENT PROPERTY
- GENERATING £43,440 PA
- 6 SELF CONTAINED FLATS
- TO BE SOLD FULLY TENANTED
- CENTRAL PENRYN

## \*\* INVESTMENT PROPERTY \*\*

Comprising 6 self-contained studio flats which currently bring in an income of £3620 pcm / £43,440 pa. Currently producing a healthy yield with the potential to increase.

Located on Market Street, in the heart of Penryn, an imposing three storey, terraced property, divided into 6 self contained studio flats. The property is fully tenanted and will be sold as a going concern to an investor.

This spacious, three storey property is conveniently located on Higher Market Street, with shops, bus stops and other local amenities nearby.

Flat E is accessed from the front of the building on Higher Market Street and has its own front door. The other flats share a communal entrance to the rear of the building. Access to the rear of the property is via the council carpark on Saracen Place .





## INCOME

**Current rental income: £3620 pcm / £43,440 pa.**

Clear potential to achieve a higher income in the future with building refurbishment.

Utilities are paid for separately by each flat, except for water which is paid for by the landlord.

## KEY FEATURES

Freehold.

Each flat has a Council Tax Band A.

Electric Heating, hot water and showers in each flat.

Communal laundry room with washing machine and tumble dryer.

Communal area outside for bins, recycling and a washing line.

Communal hallway with space for bikes

Grade II Listed.

2 Allocated Parking Spaces

Motorbike or Dinghy Storage Space.

## EPCs:

Flat A : E / Flat B : E / Flat C : E / Flat D : E / Flat E : D /

Flat F : E

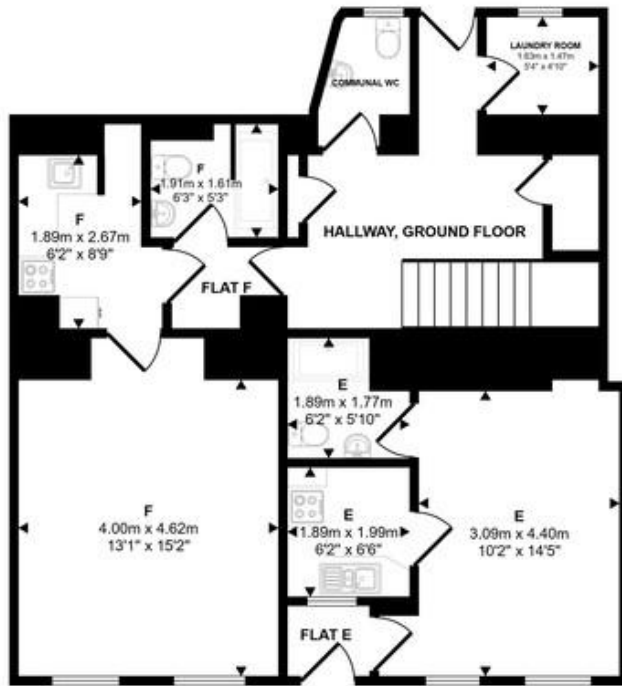
## LOCATION

With a thriving high street just steps away, you'll find plenty of amenities, including delightful cafes, yoga and meditation studios and local independent boutiques. Bus and rail links are easily at your disposal with Penryn Railway Station just 0.5 miles away.

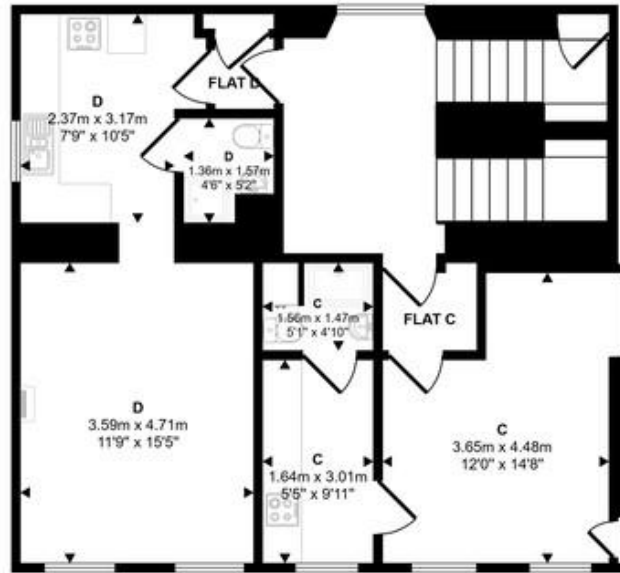
Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. Penryn Campus is a 15 minute walk. The local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with a choice of coastal and countryside walks.



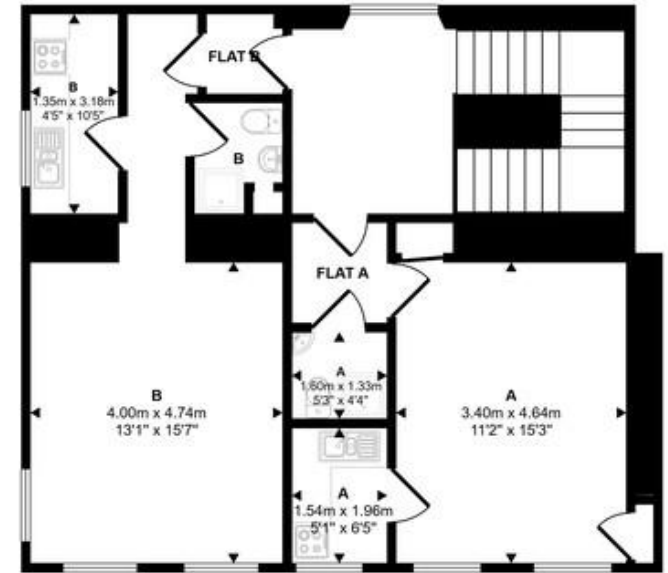
Approx Gross Internal Area  
243 sq m / 2617 sq ft



Ground Floor  
Approx 84 sq m / 902 sq ft



First Floor  
Approx 78 sq m / 844 sq ft



Second Floor  
Approx 81 sq m / 871 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**MARTIN&CO**

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