



Description

A unique opportunity to acquire a sizeable Grade II listed freehold investment property comprising a ground floor shop with basement rooms and a shower room, three x two bedroom maisonettes currently utilised as student lets and fully let for the 2021 and 2022 academic years, the whole generating an income of £3,280pcm/£39,360pae. The upper floor maisonettes enjoy panoramic views of the estuary and harbour, with a private lawned garden area to the rear of the property.

Situated

The vibrant harbour town of Falmouth offers a super range of bespoke shops and galleries, cafes and restaurants, with regular passenger ferries from the Prince of Wales pier to Flushing and St Mawes, with a full range of marina facilities on North Parade.

Ground Floor

The Gallery: Two viewing/display rooms with steps down to two storage rooms and a shower room. **Flat C:** Accessed from Barracks One: External staircase leads to an open plan living/dining/kitchen area, steps down to two bedrooms and a bathroom. Communal hallway with stairs rising to the first floor.

Second Floor: Two bedrooms and bathroom. **Flat B:** First Floor: Entrance hall, sitting room, kitchen/diner. Second Floor: Two bedrooms and bathroom.

Outside

Private lawned garden area.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Flat A: First Floor: Entrance hall, sitting room, kitchen/diner.

