

## 4 Castle Street, Liskeard, Cornwall, PL14 3AU

\*GUIDE PRICE: **£235,000** (plus fees)



### OVERVIEW

4 Castle Street comprises a substantial Victorian building, subdivided into an impressive 'mixed use' investment property. It is a Grade II listed building with planning consents for its current use. The lower ground floor is let to Himalayan Spice at a rent of £550 pcm. The upper ground floor is flat 1, an impressive 3 bedroom flat currently providing a rent of £500 pcm. The first floor is flat 2, a further grand 3 bedroom flat currently vacant but with potential for a yield of at least £550 pcm. The second floor comprises of flat A and B, both one bedroom flats. Flat A is let to a long term tenant at £325 pcm and flat B is currently vacant and should produce a yield of at least £375 pcm. There is a garage, parking and gardens at the rear of the property and these are currently shared between the restaurant and flats 1 and 2. Currently 4 Castle Street produces a rental yield of £16,500 pa but fully let should return a yield in excess of £27,000 pa gross.

### Description:

**LOWER GROUND FLOOR:** Himalayan Spice restaurant (not inspected by Auctioneers).

**UPPER GROUND FLOOR:** FLAT 1 External steps to main entrance with door to: LOBBY With steps and door to:

HALL 18' 4" x 5' 2" (5.61m x 1.60m)

BEDROOM 18' 6" x 13' 2" (5.64m x 4.02m)

BEDROOM 13' 10" x 9' 3" (4.22m x 2.82m)

BEDROOM 17' 10" x 11' 2" (5.46m x 3.41m)

KITCHEN / DINING ROOM 16' 4" x 11' 8" (4.99m x 3.56m) With modern fitted kitchen units and wall mounted gas boiler.

REAR PORCH With door to garden.

LIVING ROOM 14' 2" x 11' 9" (4.33m x 3.59m)

BATHROOM / WET ROOM 13' 10" x 7' 1" (4.22m x 2.17m) With modern bathroom fittings and wet room area.

**FIRST FLOOR:** FLAT 2 Access via an external staircase to rear. Entrance to:

KITCHEN / DINING ROOM 14' 9" x 11' 10" (4.51m x 3.61m) With modern fitted

kitchen units and connecting door to:

HALL 21' 0" x 14' 2" (6.41m x 4.32m) (maximum) With fitted linen cupboard, staircase and doors to:

BEDROOM 11' 3" x 10' 9" (3.44m x 3.29m) Incorporating cupboard with fitted gas boiler.

BATHROOM 12' 9" x 5' 8" (3.90m x 1.74m) With modern fitted bathroom suite.

LIVING ROOM 18' 3" x 12' 10" (5.57m x 3.92m)

BEDROOM 14' 2" x 9' 7" (4.33m x 2.93m)

BEDROOM 14' 2" x 10' 10" (4.33m x 3.32m)

UPPER LANDING There is a staircase from the hallway leading to a landing area with fitted shelving and two Velux style windows.

**SECOND FLOOR:** An external staircase leads to the second floor entrance which leads to a hallway with doors to flats A and B.

**FLAT A:** HALL

TOILET

BEDROOM 12' 4" x 11' 8" (3.78m x 3.58m) Incorporating bath and wash basin.

LIVING ROOM 18' 2" x 12' 2" (5.56m x 3.73m) Incorporating kitchenette

**FLAT B:** Door to hallway

KITCHEN / LIVING ROOM 20' 7" x 7' 4" (6.29m x 2.26m)

BATHROOM 7' 3" x 6' 3" (2.22m x 1.92m)

BEDROOM 11' 6" x 9' 0" (3.51m x 2.76m)

**VIEWINGS:** There will be regular viewing sessions in the lead up to the auction.

Please telephone joint auctioneers Richard Trowbridge T: 01579 550049 or Auction House Devon and Cornwall T: 01392 455928 to arrange a viewing.

**FULL DETAILS:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.co.uk](http://www.auctionhouse.co.uk). All published information is to aid identification of the property and is not to scale.

**Tenure:** Freehold

**Local Authority:** Cornwall Council

**Energy Performance Certificate (EPC):** N/A

**Solicitors:** Mark Grassam, Fore Street, East Looe, Looe, Cornwall, PL13 1DN T: 01503 262119 Attn: Michael McCartney E: [michael@markgrassamsolicitors.com](mailto:michael@markgrassamsolicitors.com)

### Partner Agent:



### Additional Fees

**Administration Charge:** £600 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.