

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£400,000

Casi Court, 11 Higher Bore Street, Bodmin, Cornwall,
PL31 1JS

Freehold
Residential
Investment

Summary

- Freehold residential investment comprising four self-contained one-bedroom flats.
- Three flats currently let and producing £28,500 per annum
- Fourth flat available with vacant possession on completion
- Potential fully let rental income of £38,100 per annum
- Potential gross yield of approximately 9.5% when fully let
- Four parking spaces
- Town centre location
- Guide price £400,00

Location:

Situated on Higher Bore Street, Casi Court occupies a good position within Bodmin town centre, providing easy access to a wide range of local amenities including shops, cafés, supermarkets and public services. Bodmin benefits from excellent road connectivity via the A30, providing links east towards Exeter and west to Truro and the wider Cornwall area. Bodmin Parkway railway station is located approximately 3 miles to the south, offering regular mainline services to Plymouth and Exeter.

Description:

The property comprises a freehold residential investment consisting of four self-contained one bedroom apartments arranged over three floors. each providing a living area, kitchen, double bedroom and bathroom. At the time of marketing, three apartments are let, with the remaining apartment occupied by the vendor. Vacant possession of the vendor's apartment will be available upon completion, presenting an opportunity for an incoming purchaser to secure an additional rental income or occupy the property, subject to their requirements.

Externally, the property benefits from four parking spaces to the rear, which form part of the freehold and are accessed via Hillside Park. A communal pathway provides access to the main entrance, with pedestrian access also available to Higher Bore Street via a shared pathway with the neighbouring property.

Accommodation:

The floor area as stated on the EPC is:

	sq m	sq ft
Total	163	1755

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Flat 1: E(39)
Flat 2: E(44)
Flat 3: E(40)
Flat 4: E (39)

Terms:

Three of the flats are currently let, with the fourth currently occupied and available with vacant possession upon completion. The freehold of the property is available.

Tenancy Schedule:

Flat	Rent pcm	Rent income per annum
1	£800	£9,600
2	£775	£9,300
3	£800	£9,600
4	n/a	n/a
Total	£2,375	£28,500

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

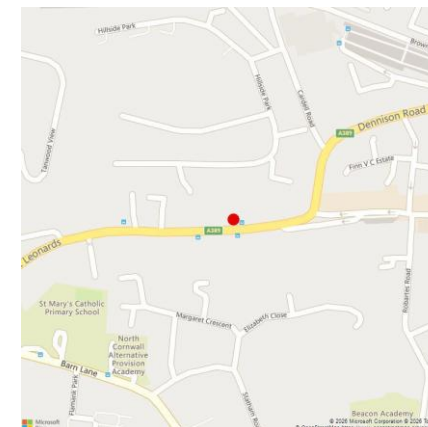
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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