

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## HUTTON HEIGHTS, HIGHERTOWN, TRURO, TR1 3PY

A purpose-built, freehold block of 16 residential apartments consisting of two floors to the front and three floors to the rear of the property. Constructed during the 1970's it is of block construction with concrete floors and a flat roof. The property occupies a generous plot with external parking.

- RARE FREEHOLD INVESTMENT OPPORTUNITY
- 16 X 1 BEDROOM FREEHOLD FLATS
- LOCATED ON THE A390
- GENEROUS PLOT WITH PARKING
- INCOME POTENTIAL OF £105,600 PER ANNUM
- EPCS WITHIN BANDS D-E

**OFFERS OVER £1,500,000**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)



#### LOCATION:

'Hutton Heights' is situated in a prominent position fronting the busy A390 which connects Truro City Centre with Treliiske, Threemilestone and the A30 at Chiverton Cross. The building is within an easy walking distance of the County Arms Hotel and Restaurant/Pub, County Hall, Sainsbury's and Truro's mainline Railway Station which has regular connections to London Paddington.

#### DESCRIPTION:

A purpose-built, freehold block of 16 residential apartments consisting of two floors to the front and three floors to the rear of the property. Constructed during the 1970's it is of block construction with concrete floors and a flat roof. The property occupies a generous plot with external parking and lawned areas.

#### ACCOMMODATION:

Second floor: 4 x 1 Bedroom flats.

First floor: 7 x 1 Bedroom flats.

Ground floor: 5 x 1 Bedroom flats, boiler room/store, laundry room and a single garage. Externally there is a tarmac access road and parking area.

The plot measures approximately 0.32 acre.

#### INCOME:

5 x Flats are currently let.

11 x Flats are currently vacant.

On the basis all flats are let at/increased to £550pcm the potential gross income is £105,600 per annum.

#### TENURE

Freehold.

#### PURCHASERS PACK:

A purchasers pack is available via request and contains the following: Floor Plans, Photographs, EPC Certificates, Asbestos Report, Fire Risk Assessment, Health and Safety Information.

#### VAT:

We have been advised this property has not been elected for VAT.

#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

#### LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### SERVICES:

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

National Grid: 0800 096 3080

South West Water: 0800 169 1144

Wales and West Utilities: 0800 912 2999

#### ENERGY PERFORMANCE CERTIFICATE:

All Flats are within Band D & E respectively.

#### VIEWING AND CONTACT INFORMATION:

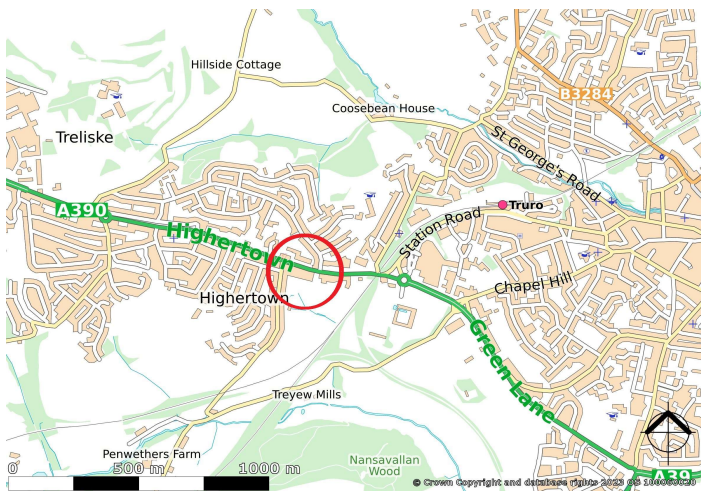
Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Brian Botting** on 01872 247009

Email [bjb@miller-commercial.co.uk](mailto:bjb@miller-commercial.co.uk)



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# Hutton Heights, Highertown, Truro, TR1 3PY

APPROX. GROSS INTERNAL FLOOR AREA 8227 SQ FT 764.2 SQ METRES (INCLUDES GARAGE, LAUNDRIES, BOILER ROOM & STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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