Miller Commercial

Chartered Surveyors and Business Property Specialists



ORAVIA HOUSE, TREVARTHIAN ROAD, ST AUSTELL, CORNWALL, PL25 4BH

A Block of three modern 1 x bedroom units. A studio apartment is at ground floor level with flats on the first and second floors.

The Flats are let on Assured Shorthold Tenancy Agreements and currently produce an annual income in the region of £18,600.

- **TO BE SOLD AT AUCTION ON TUESDAY 21 OCTOBER 2025**
- **INVESTMENT OPPORTUNITY**
- **3 x 1 BEDROOM FLATS**
- **CENTRALLY LOCATED**
- **ANNUAL INCOME £18,000 PA**
- **FREEHOLD**
- **EPC D (RANGE 64-68)**

GUIDE PRICE £150,000 + VAT PLUS FEES

Auction House SOUTH WEST









AUCTION:
To be sold at Auction on Tuesday 21 October, for details see: Property for Auction in South West - Oravia House, Trevarthian Road, St. Austell, Cornwall PL25 4BH

LOCATION:
St Austell is one of the towns in Cornwall with largest populations and has been the subject of a major regeneration scheme.

The property is situated close to the Eastern end of Fore Street which is St Austell's main street. It is a short walk from the bus and railway station. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes.

St Austell offers an excellent range of shopping, educational and recreational facilities and, Truro, with its comprehensive range of services and facilities, is approximately 14 miles to the West.

DESCRIPTION & INCOME:
A Block of three modern 1 x bedroom units. A studio apartment is at ground floor level with flats on the first and second floors.

The Flats are let on Assured Shorthold Tenancy Agreements and currently produce an annual income of £18,000.

- Flat 1: 1 Bedroom Studio apartment £450pcm.
- Flat 2: 1 Bedroom Flat £525pcm.
- Flat 3: 1 Bedroom Flat £525pcm.

The property also includes two parking spaces on the forecourt to the front.

TENURE:
Freehold

VAT:
We have been advised that this property has been elected for VAT.

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

COUNCIL TAX:
All properties are within band A.

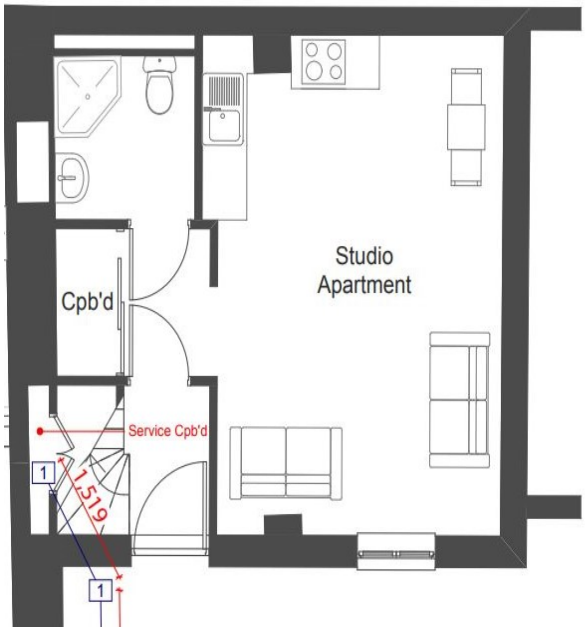
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is:
Flat 1: D (65)
Flat 2: D (68)
Flat 3: D (64)

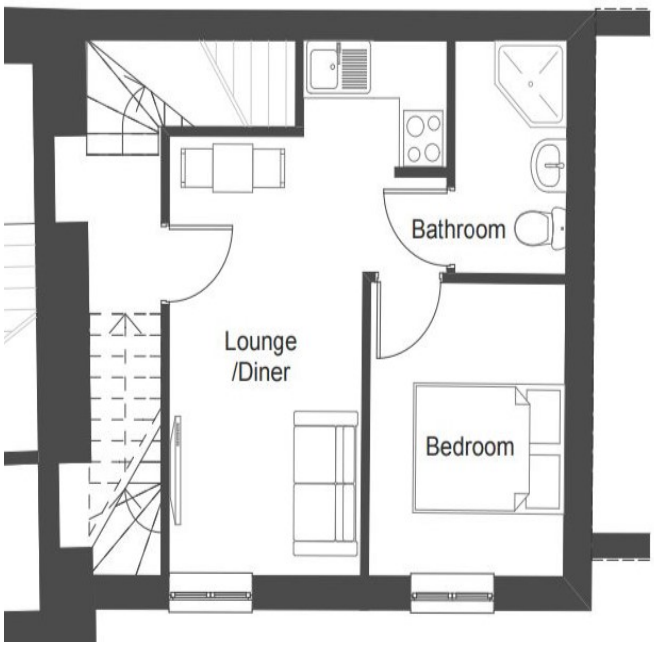
CONTACT INFORMATION: Please contact either:-

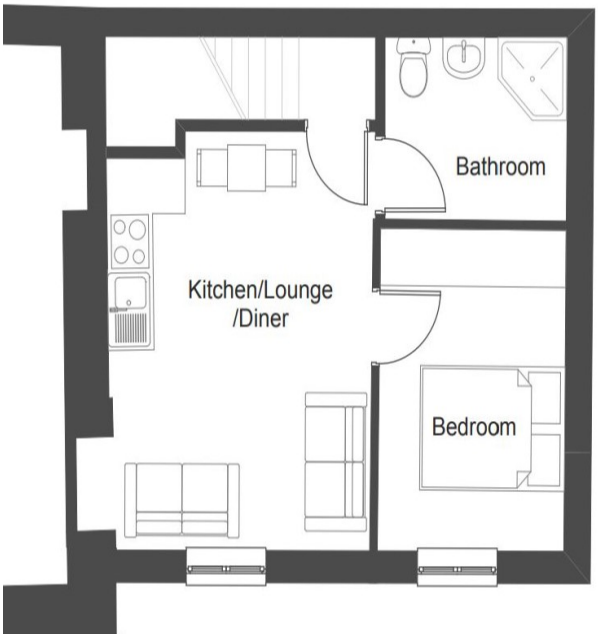
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

or contact Auction House South West on 03456 461361
Email: southwest@auctionhouse.co.uk


Studio
Apartment
Cpb'd
Service Cpb'd
1519
1
1

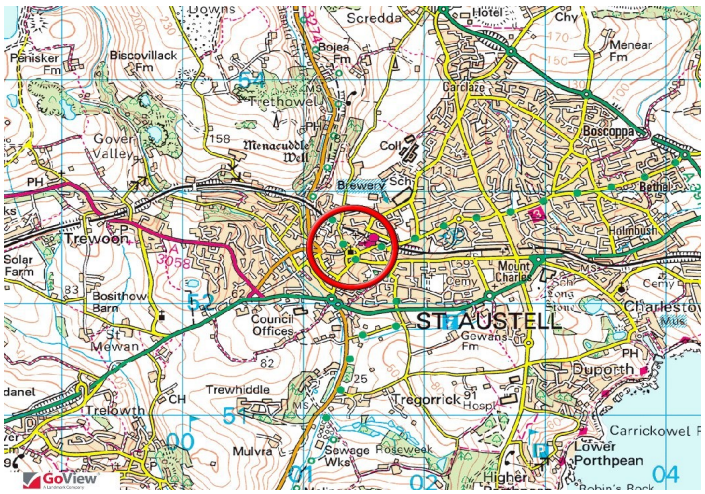

Bathroom
Lounge
/Diner
Bedroom


Bathroom
Kitchen/Lounge
/Diner
Bedroom





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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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