

- Block of five flats
- Part tenanted
- Gross annual income of £28,584 (15%) when fully tenanted
- Freehold
- In need of modernisation and repair
- Liskeard, Cornwall
- 0.3 miles to Liskeard railway station
- Auction 25 April 2025



Video Tour Lot 108

Auction guide £190,000

Lot 108 - Elizabeth House Church Street Liskeard Cornwall PL14 3AG

AA freehold block of five flats in need of modernisation with a gross annual yield of £28,584 (15%) when fully tenanted and located in historic Liskeard, Cornwall. (Title number: CL159550)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A freehold block of five flats in need of modernisation and repair with a gross annual yield of £28,584 (15%) when fully tenanted and located in historic Liskeard, Cornwall. It comprises of a tenanted ground floor studio maisonette, a vacant ground floor one-bedroom flat, a tenanted one-bedroom first-floor flat, a tenanted two-bedroom first-floor flat and a tenanted two bedroom second-floor flat. To be sold via online bidding on Friday, 25 April 2025.

Auctioneer's comments: 'A unique opportunity to buy a freehold block of five flats in need of modernisation and repair with a gross annual yield of £28,584 (15%) in historic Liskeard, Cornwall, when fully tenanted.'

Auction date

The property is to be sold by public auction on Friday, 25 April 2025 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Five tenanted flats, freehold, central Liskeard, Cornwall

Location

Liskeard, Cornwall, South West England, 0.3 miles to Liskeard railway station

Accommodation

Flat 1: first floor, one bedroom (3.086m x 2.581m), shower room (2.489m x 1.689m), living room (3.337m x 4.492m), kitchen (2.043m x 2.534m) approx. 420 sqft

Flat 2: first floor, two bedrooms (3.761m x 2.922m, 4.987m x 3.335m), living room (4.159m x 3.782m), kitchen (2.408m x 3.710m), shower room (1.644m x 1.770m), approx. 775 sqft

Flat 3: second floor, two bedrooms (3.676m x 3.574m, 4.187m x 2.258m), living room (4.85m x 3.857m), kitchen (2.207m x 3.741m), shower room (2.321m x 1.832m), approx. 678 sqft

Flat 4: ground floor, reception (2.051m x 4.418m), studio living area (4.009m x 4.403m), kitchen, shower room (1.324m x 3.147m), WC, approx. 323 sqft

Flat 5: ground floor, living room (3.249m x 3.265m), bedroom (2.346m x 3.232m), shower room (1.216m x 3.192m), approx. 258 sqft

Outside

Side aspect bricked patio area over two levels

EPC rating

Flat 1: E

Flat 2: E

Flat 3: E

Flat 4: E

Flat 5: D

Tenure

Freehold

Assured Shorthold Tenancy Rent Schedule

Flat 1: Vacant

Flat 2: £519.75 PCM

Flat 3: £456.75 PCM

Flat 4: £498.75 PCM

Flat 5: £456.75 PCM

Note: the signed tenancy agreement rental amounts differ for certain flats due to Section 13 rent increases over time (see legal documents)

Local authority and council tax band

Cornwall Council

Council tax band: A (all flats)

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



Register to bid











