



PENDENNIS AND ROSELAND HOUSE FOR SALE



ROSELAND HOUSE

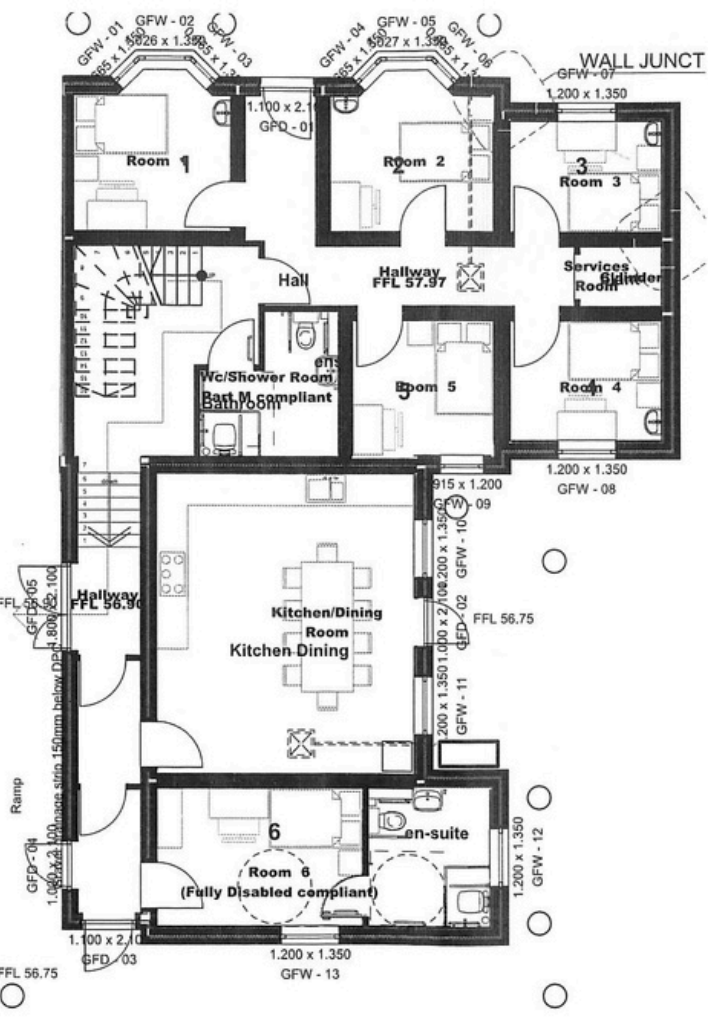
1A TRESCOBEAS ROAD

FALMOUTH TR11 2JB

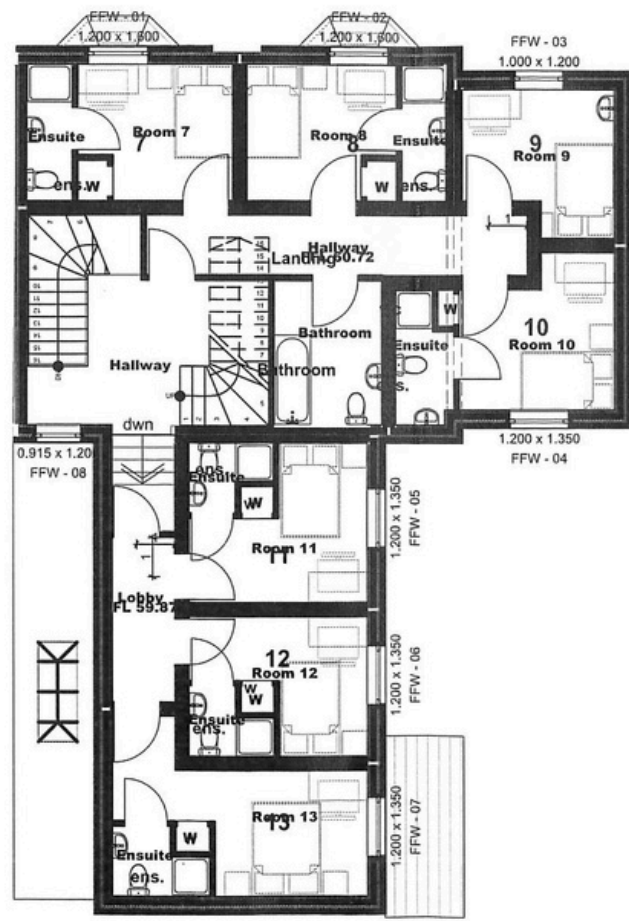
- Purpose built multi-occupied residential property
- New build accommodation in a central location situated in the heart of Falmouth
- Modern communal kitchen and dining area
- Featuring 15 bedrooms, including 9 private ensuite guest rooms and 4 bedrooms with shared communal bathrooms.
- Only a short walk to Falmouth's bustling town centre, harbour, public transport links and beaches
- Parking at front rear and side yard
- Fully fitted and equipped throughout
- Student let income in the region of £127,260 on a room only basis 10 months plus 2 months summer income
- Air source heating and under floor heating
- Superb residential investment opportunity



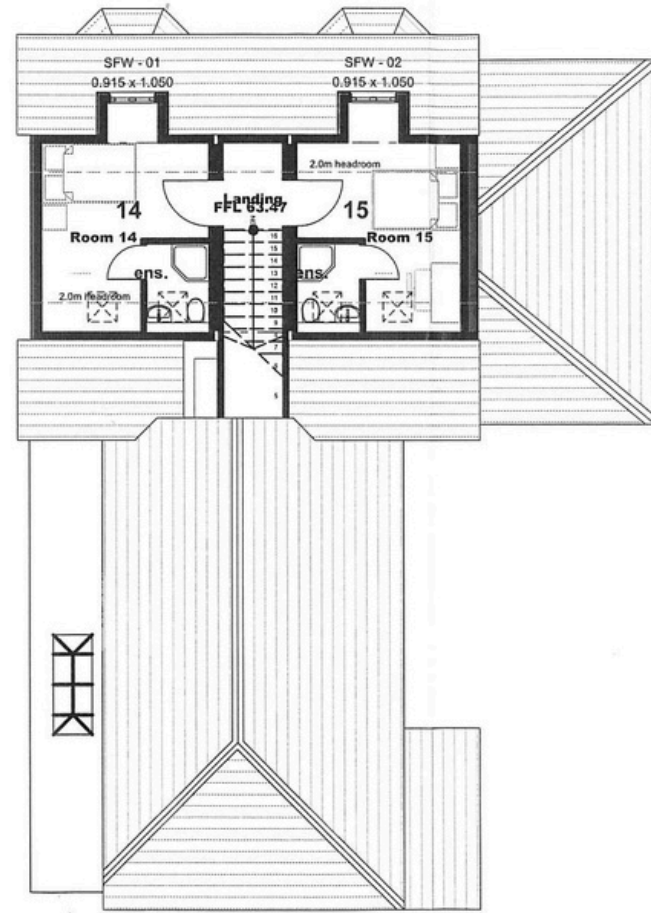




GROUND FLOOR
1:100

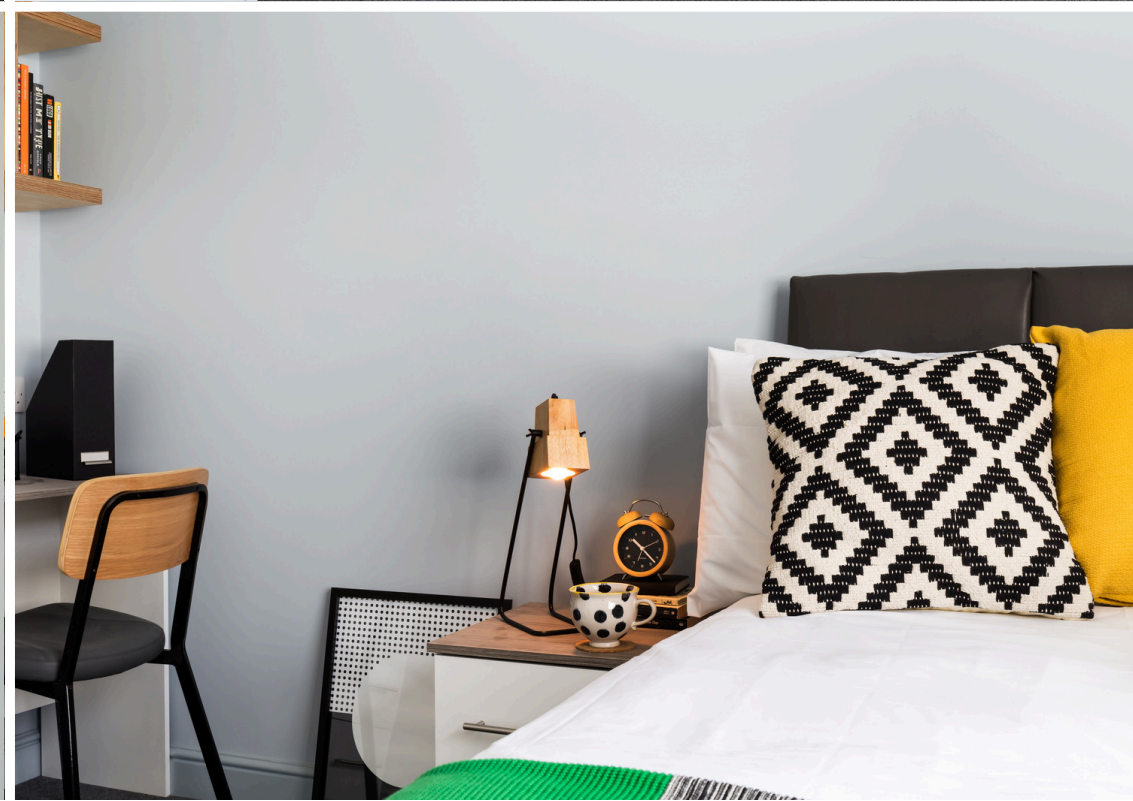


FIRST FLOOR
1:100



SECOND FLOOR
1:100

Roseland House - Not to scale



PENDENNIS HOUSE

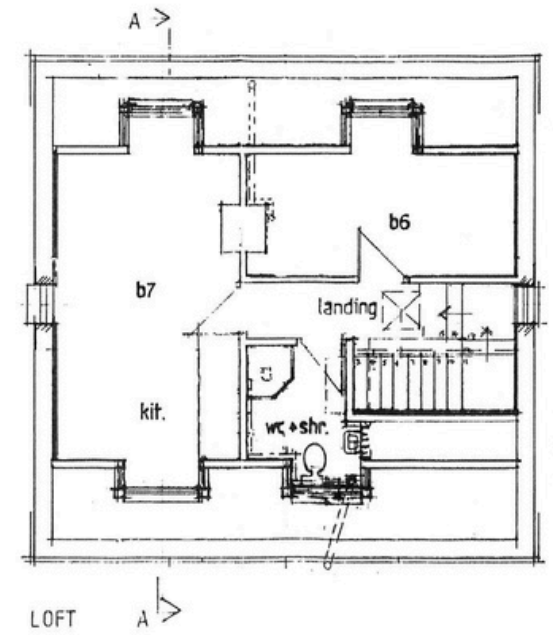
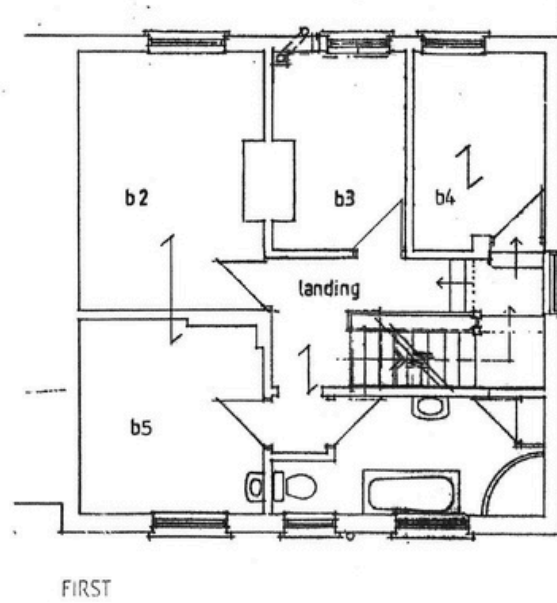
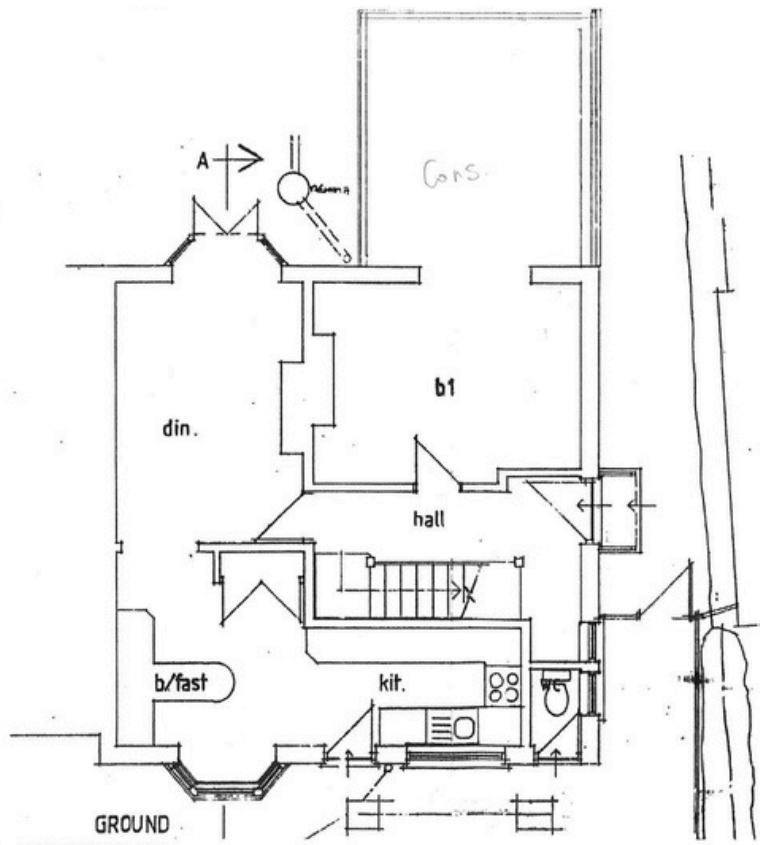
1A TRESCOBEAS ROAD

FALMOUTH TR11 2JB

- **Student accommodation situated in the heart of Falmouth**
- **7 bedrooms, 2 kitchens, WCs and spacious garden**
- **Short walk to Falmouth's bustling town centre and harbour**
- **Fully licensed HMO**
- **Current gross income circa £48,300**
- **Fully furnished**
- **Superb Investment opportunity**







02 PROPOSED PLANS 1:50

Pendennis House - Not to scale

LOCATION

Roseland House and Pendennis House are situated in the heart of Falmouth, one of Cornwall's most popular coastal towns. Found on the south Cornish coast, Falmouth has a vibrant local population, a long maritime history and tradition, as well as the Arts. There are a high number of students studying at the local University and the town attracts a large number of tourists & visitors throughout the year due to its large harbour, coastline, beaches, attractions, events, restaurants and cafes. Found on the junction of Trescobeas Road and Tregenver Road within waling distance of the town centre, public transport and easy reach of the towns beaches and harbours.

DESCRIPTION

Roseland House is a modern, recently constructed multi-occupied residential development for versatile use. Initially constructed as university accommodation, it has also been utilised as short-term holiday accommodation. The property boasts 15 bedrooms, 9 ensuite with a further 6 bedrooms to include a fully DDA compliant ground floor room. It features a well-equipped living/kitchen area with kitchen facilities, a dining space, a large TV, and comfortable sofas. All rooms are fully furnished and decorated with under floor heating and individually controlled room thermostats and double glazed windows, all presented to a very high standard and professionally cleaned on a frequent basis. Externally, the property has an enclosed yard area to the side, a parking bay to the rear and parking area to the front.

Pendennis House, adjacent is a fully equipped student accommodation. It offers seven bedrooms, three bathrooms, two kitchens, and a combined dining/living area over three levels. The property also features a sizable garden. A parking area is found to the front.

Given the high demand for university and residential accommodation in Falmouth, with the university within a 2-mile radius, Pendennis House and Roseland House present an excellent investment opportunity. The constant influx of university students, short term workers, holiday visitors searching for accommodation ensures a steady demand for this type of property.

THE BUSINESS

Roseland House has most recently been relet for 10 month student generating a gross income of £175,560 for 10 months of the year with additional scope for short term let for July and August 2025.

Pendennis House has been operating as a licensed HMO for student accommodation for the last 12 years, on standard Assured Shorthold Tenancy Agreements on a furnished basis. Current rentals range between £475 per room per month and £695 per room per month, based on a house of seven sharing. Pendennis House rents range from £665 to £735 per room on 10 month let for academic year.

The properties have been self-managed by our clients.



Roseland House and Pendennis House are located in the historic town of Falmouth, renowned for its rich maritime heritage, stunning beaches, the third-deepest natural harbour, and its vibrant town atmosphere. Throughout the year, Falmouth hosts various events and festivals, including the International Sea Shanty Festival, Falmouth Week, and the Oyster Festival, celebrating the town's maritime and cultural legacy.

Falmouth is not only a picturesque town but also home to Falmouth University, which operates two main campuses, the Falmouth Campus in the town itself, and the Penryn Campus.

With approximately 6,000 students, the Penryn Campus fosters a close-knit and friendly community, a unique aspect as it is shared with Falmouth University, a leading specialist arts institution. This blend creates a vibrant community of students from diverse backgrounds, including science, engineering, humanities, and the arts.

Given the high demand for university accommodation in Falmouth and Penryn, Roseland and Pendennis House present an excellent investment opportunity. Properties are up to student housing requirements, ensuring safety and statutory compliance.

Our clients have meticulously crafted these properties, ensuring they are designed to their full capacity and meet the needs of students in the Falmouth and Penryn area.



FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale. An inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

EPC

Roseland House has an EPC Rating of B under Certificate Reference Number - **9435-3099-0039-0090-4221**

Pendennis House has an EPC Rating of D under Certificate Reference Number - **2798-5081-7261-3426-1904**

ACCOUNTS

Financial information will be available for seriously interested parties upon a confidential basis, upon request.

BUSINESS RATES

Roseland House - Rateable value (1 April 2023 to present) £17,750
Prospective purchasers should confirm actual rates payable with Cornwall Council.

Pendennis House - Council Tax D

GUIDE PRICE

Freehold £1,750,000

VAT

We are advised that VAT is not applicable to this transaction.

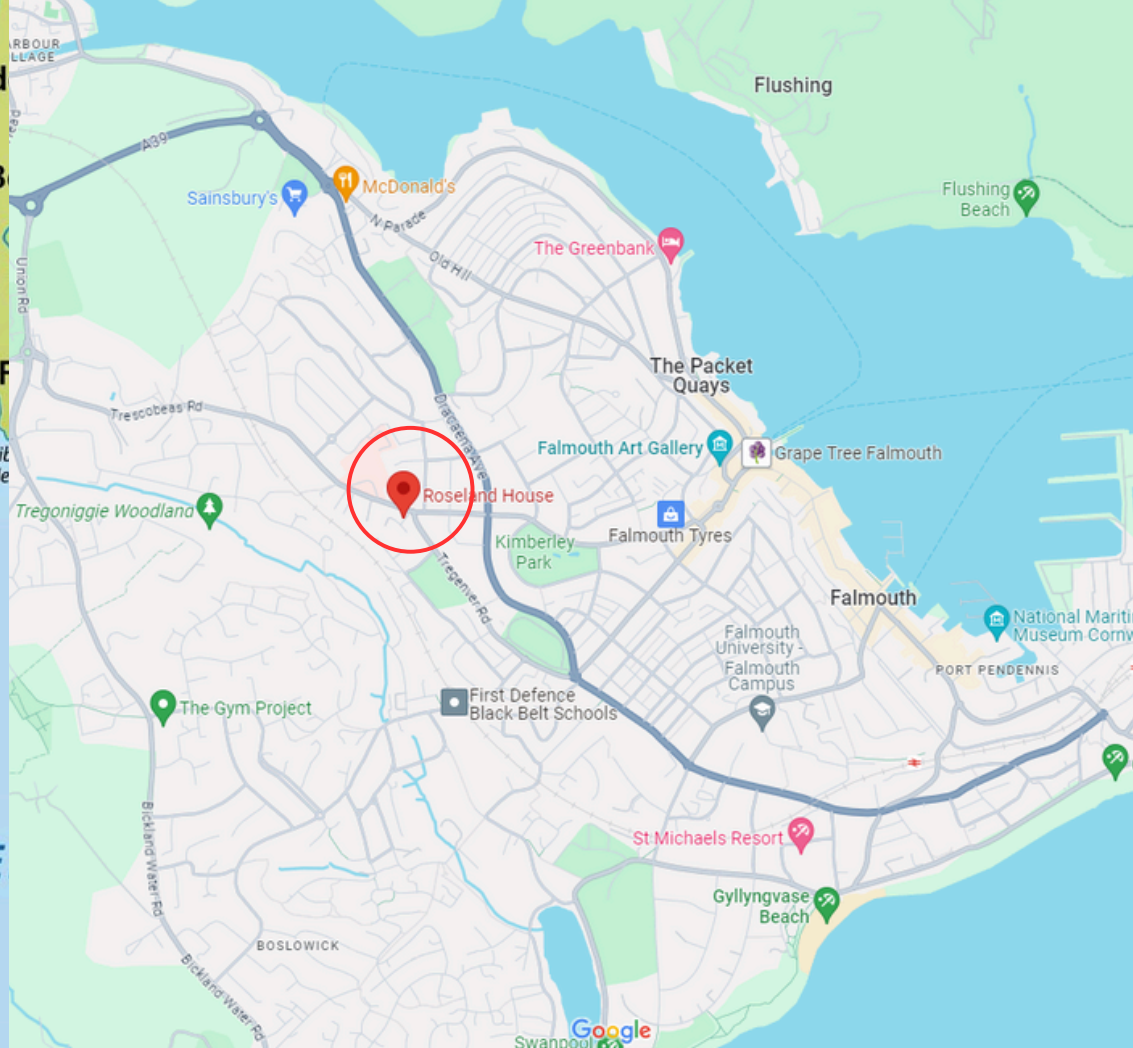
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 01872 277397
EMAIL: barney@sbcproperty.com

The sale of any going concern business is confidential, therefore we would ask that you do not make any direct approaches to vendors or their staff. All viewing appointments are made through our office.



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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E: Barney@sbcproperty.com

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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an external viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.

