



# 5-7 THE CRESCENT

NEWQUAY, TR7 1DT

## 5-7 THE CRESCENT NEWQUAY

Substantial redevelopment opportunity

Central location in Newquay

Accessible for both town centre and beaches

Formerly 57-bedroom hotel

Currently part converted to office and co-working space

Generous courtyard

Excellent sea views

Approximately 11,949 sq ft GIA

Freehold

### CONNECTIVITY

Newquay Town Centre - 1.4 miles

Truro - 13.8 miles

St Austell - 17.8 miles

Plymouth - 51.2 miles

Exeter - 83.1 miles

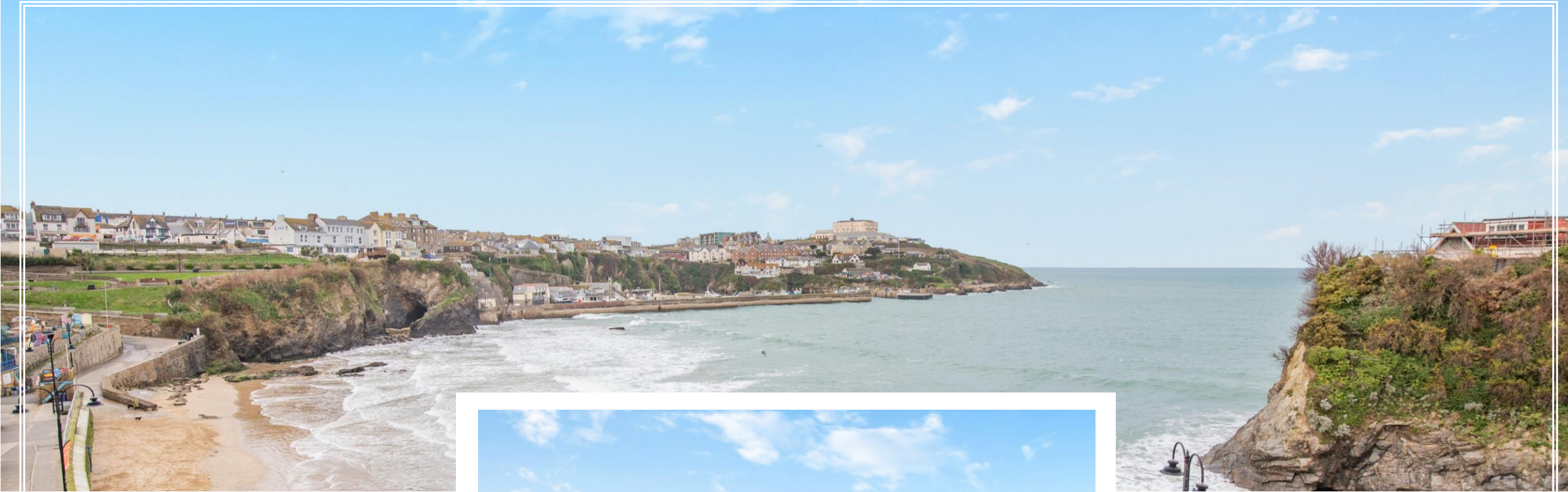
A30 - 7.5 miles

Newquay Airport - 6.9 miles

Newquay Train Station - 0.5 miles

(all distances are approximate)

*A wonderful opportunity to purchase a freehold development opportunity, formerly a 57-bed hotel, part converted to office and co-working space, with sea views overlooking Towan Beach in central Newquay.*



## 5-7 THE CRESCENT

The Property is well situated on The Crescent, set just above Towan Beach providing access down to the shoreline. The Property is also extremely well located for the town centre.

The Property occupies a plot of around 0.26 acres and comprises in total 11,949 sq ft on a GIA basis. Formerly a 57 bedroom hotel, the Property has recently been part converted to provide a mix of co-working and events spaces. On the ground floor there is a restaurant and commercial kitchen as well as office and working space.

Externally, there are 8 car parking spaces to the front of the Property. At the rear of the Property is a large courtyard area, suitable for redevelopment, subject to obtaining planning consent.



## NEWQUAY

Situated on the north coast of Cornwall, Newquay and the surrounding area is known for its sandy beaches and coastline, exposed to the Atlantic swells providing some of the UK's best surfing.

Boardmasters, a music festival combined with the UK's most high-profile surfing competition, is hosted in Newquay, attracting over 50,000 visitors to Fistral Beach and Watergate Bay each year.

Additional local attractions include the Blue Reef Aquarium (a short distance from the Property), Camel Creek Adventure Park, Newquay Zoo and the Cornwall Aviation Heritage Centre. Newquay is also Cornwall's 5th largest town with a population that expands significantly in the summer months due to its popularity as a visitor destination.



Reception



Meeting room

## EXISTING ACCOMMODATION

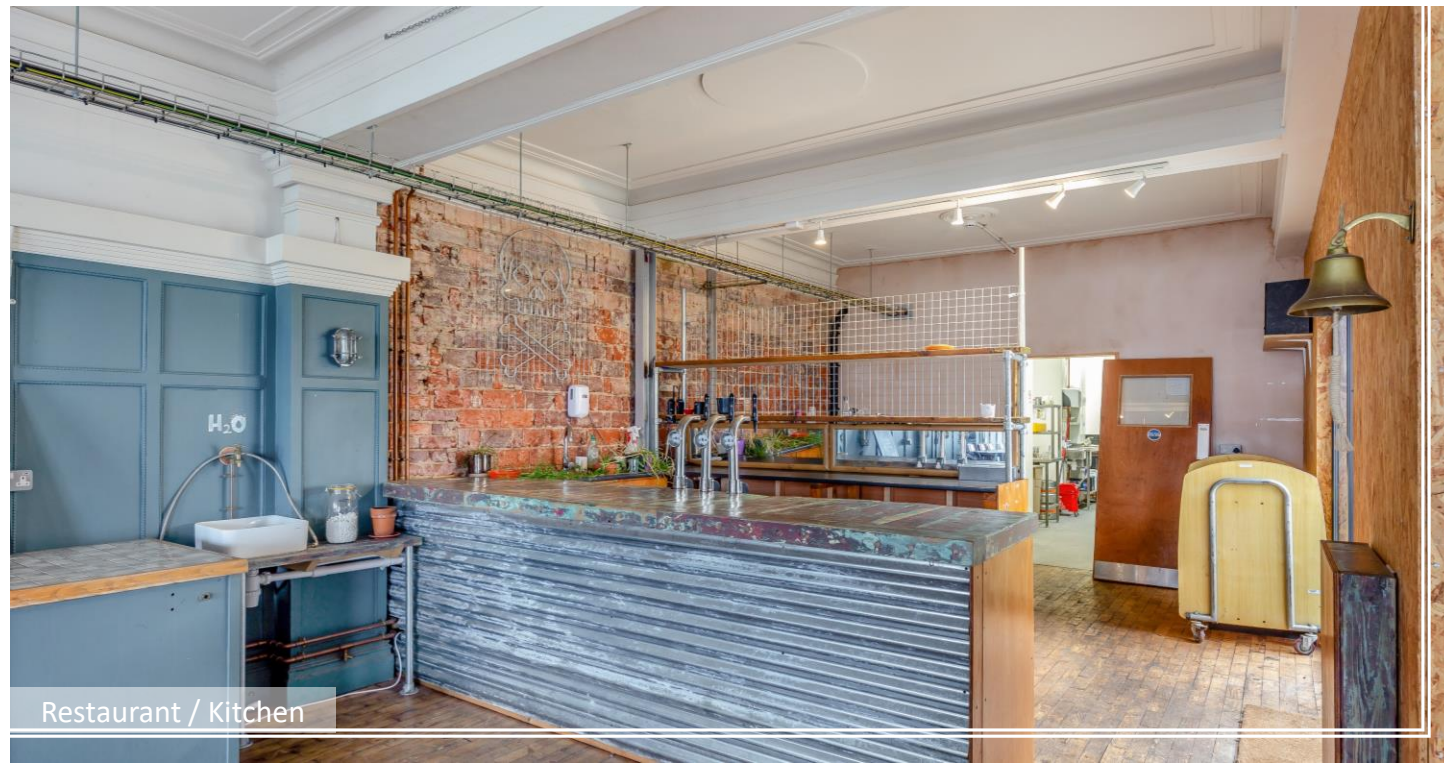
The ground floor currently comprises a restaurant with commercial kitchen, flexible working spaces and W/C facilities.

Additional meeting rooms and workspaces are provided across the first floor. Hotel accommodation (currently disused) is located in the northwest wing.

The second floor comprises additional hotel accommodation (currently disused). Some of the bedroom inventory has been removed and stripped ready for refurbishment. The second floor provides the sample bedroom which demonstrates a newly refurbished bedroom product. A self-contained, two-bedroom apartment is located on the third floor.

The Property is mid-conversion and as such requires refurbishment, offering a purchaser a significant value-add opportunity.

Please see the link to the additional imagery at the end of the brochure which shows the range of current finish across the Property.



Restaurant / Kitchen



Sample Bedroom



Sample Bedroom

## DEVELOPMENT POTENTIAL

The Property would be suitable for a range of alternative uses, subject to planning permission and securing the necessary consents.

### 1. RESIDENTIAL DEVELOPMENT

A number of similar properties in the Crescent have been converted to apartments and the building would lend itself to conversion with good frontage to the Crescent providing excellent sea views.

### 2. HOTEL

The Property was formerly operated as a 57-bedroom hotel and would easily revert to use as a hotel with restaurant, bar and public areas on the ground floor. In addition, the rear courtyard would provide an excellent additional space for alfresco dining or similar.

### 3. APARTHOTEL

There is the opportunity to create a hybrid hotel / apart hotel model with ground floor retail or food and beverage space.



Apartment

## EXTERNAL AREAS

Eight car parking spaces are provided at the front of the building.

To the rear of the Property is a sizable courtyard which in its current use could provide events space or storage.

In total, the site extends to 0.26 acres.





## GENERAL INFORMATION

### SERVICES

All mains services.

### TENURE

Freehold.

### ENERGY RATINGS

EPC Rating – C.

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

### VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### ADDITIONAL IMAGERY

Additional imagery of the Property can be found [here](#).

### LOCAL AUTHORITY

Cornwall Council  
New County Hall, Treyew Rd, Truro TR1 3AY  
T: 0300 123 4121

### RATEABLE VALUE

£25,500 for the hotel and premises.  
We have been informed by our client that the remainder of the premises has been temporality removed from the listing as they area not currently operational.

### VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

### CONTACTS

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