



AQUA BLUE APARTMENTS, 6 HENVER ROAD, NEWQUAY, CORNWALL, TR7 3BJ

'Aqua Blue' comprises 34 units with 8 x 1 bedroom apartments and 26 x studio apartments set between two modern, purpose built apartment blocks.
Located within a plot of 0.34 acres which is primarily laid to tarmac and provides approximately 17 parking spaces.

- RARE FREEHOLD INVESTMENT OPPORTUNITY
- 34 x 1 BED\STUDIO UNITS
- CLOSE TO NEWQUAY TOWN CENTRE & ICONIC NORTH COAST BEACHES
- ON SITE PARKING SPACES
- CURRENT INCOME OF £256,800 PER ANNUM - POTENTIAL GROWTH TO £310,080 PER ANNUM
- EPC'S WITHIN BANDS B-D

£2,900,000 FREEHOLD

LOCATION:

The properties are located on Hendra Road which is a stones throw from four of Newquays iconic golden sandy beaches and Barrowfields which is a large green open space overlooking the rugged north coast. Newquay town centre is a 15 minute walk away and provides a wide range of location and national retailers, bars, restaurants and transport services. A Tesco Express and other local services are within a 3 minute walk. Newquay Bus station is a 22 minute walk and the railway station is a 12 minute walk, Newquays train station is a branch line which connects with the Penzance - Paddington mainline at Par. Newquay airport which offers a range of national and international flights is a 15 minute drive and the nearest junction to the A30 trunk road which is the main arterial route in the county is located 7.5 miles distant.

DESCRIPTION:

Two detached purpose-built blocks of 34 well appointed, self-contained apartments occupying a plot of approximately 0.34 acres. In addition to the apartments 17 parking spaces, a sauna and on site gymnasium are available for the benefit of all tenants. The upper floors enjoy far reaching Countryside and coastal views. Mild refurbishment to some apartments has recently been undertaken.

SCHEDULE OF ACCOMMODATION:

26 x Studio apartments, 8 x 1 Bedroom apartments, 17 x parking spaces, 1 x Communal Sauna, 1 x Communal gymnasium, 1 Refuse/recycling area, 1 x Locker room, 1 x Site office, 1 x Laundry room with coin operated appliances

TENURE:

Freehold. The Ltd company which owns the freehold of the properties on a single title is available as a transfer of a going concern (TOGC). All units are let unfurnished via Assured Short-hold Tenancy agreements and are managed via Newquay Property Centre

INCOME:

The annual income is currently £256,800 based on full occupancy. All rents are either at or below the market level which provides scope for an increased income. £310,080 per annum is potentially achievable subject to some refurbishment. An income schedule & schedule of work is available upon request and contained within the purchasers pack referenced below.

PURCHASERS PACK:

A purchaser's pack is available via request and contains the following: Floor Plans, Photographs, EPC Certificates, Electrical Installation Condition Reports, Fire Risk Assessment, Health and Safety Information, Work Schedule.

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 whether it completes or otherwise.

ENERGY PERFORMANCE CERTIFICATES:

All properties are within band B-D, a schedule of EPC certificates is included within the purchaser's pack.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk or

Tom Smith on 01872 247013
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