

4-6 TRELAWNEY ROAD

NEWQUAY, TR7 2DW



Sanderson
Weatherall

Detached property on 0.17 acre

FOR SALE



DESCRIPTION

A two-storey detached building believed to date from the 1950s/60s which has been altered, converted, and extended.

The former care home provides a total of 18 single rooms (seven with some form of ensuite facility). The rooms vary in size between 10 and 15 sqm.

The home has a residents' lounge and a combined residents' lounge/dining room within the ground floor providing communal space, this area extends to an area of approximately 65sqm.

In addition to the seven rooms with ensuite facilities there is a bathroom/WC, shower/WC, and WC on the ground floor with a further bathroom/WC within the first floor.

The ground floor also includes a manager's office, kitchen, laundry room and store/fridge room. There is a single staircase with chairlift between the floors.

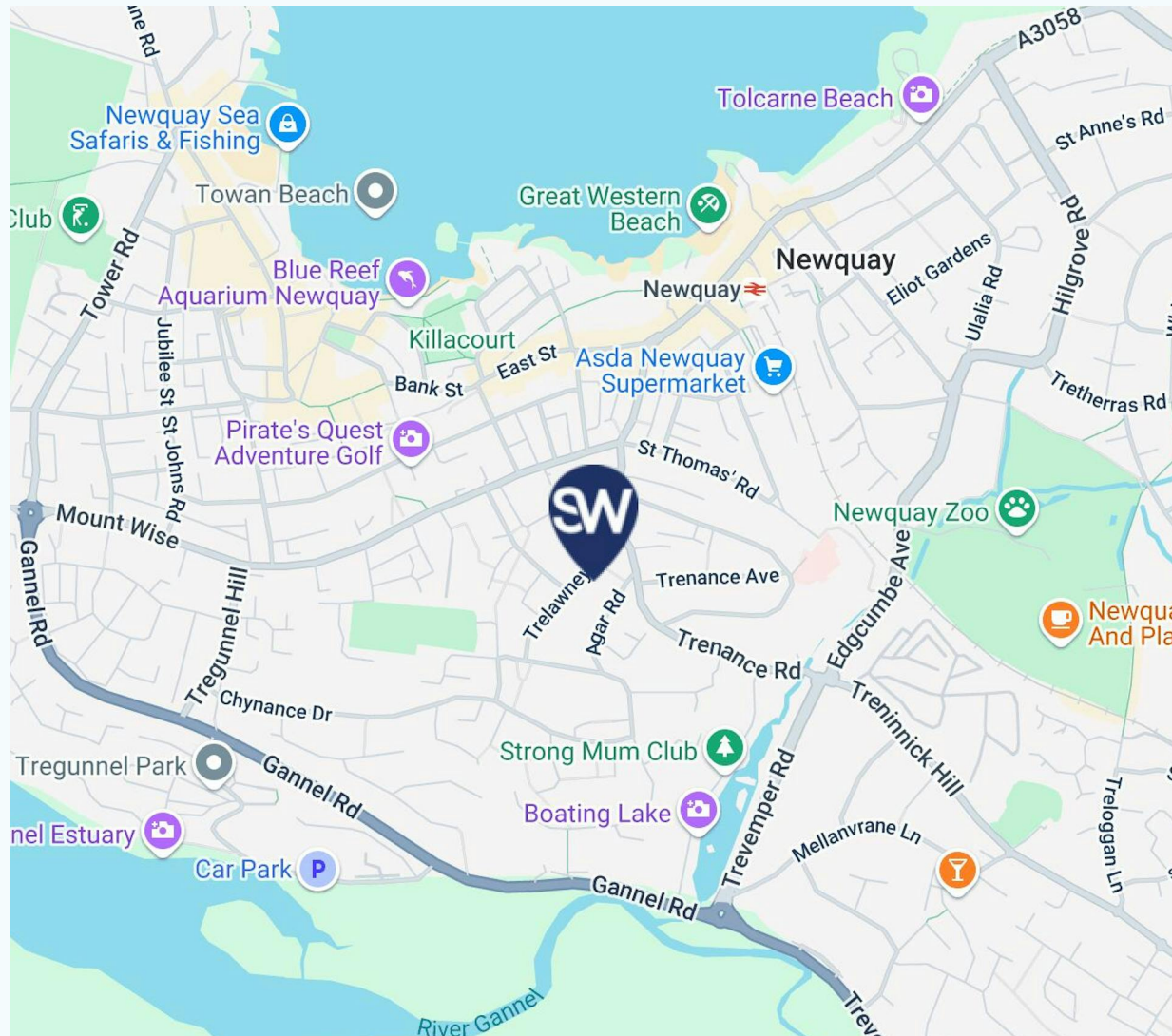
The gross internal area of the premises (GIA) extends to approximately 540 sq m.

There is a concrete access driveway and parking area for approximately six vehicles with an external paved residents' patio area to the front.

The site is rectangular in shape and extends to approximately 680 sq m.



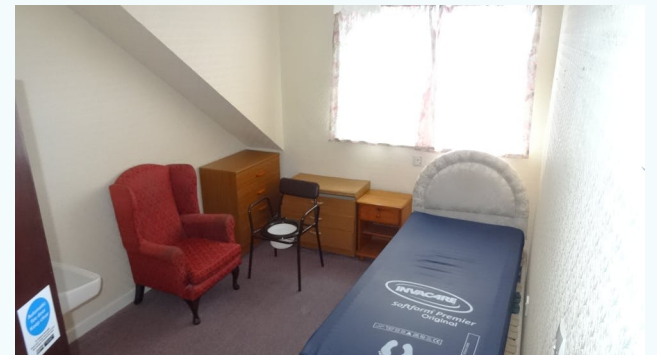
LOCATION



Newquay is an established tourist resort on the north coast of Cornwall, renowned for its beaches and surfing. The population is in the region of 20,000 which increases significantly during the summer months with the influx of tourists. The town has a busy shopping centre extending along Cliff Road, East Street and Bank Street and is represented for the most part by local traders. Within the town there are numerous bed and breakfast businesses, traditional resort hotels as well as modern budget hotels, often appealing to short stay visitors or parties of young people.

The town is located approximately five miles north of the main A30 spine road through Devon and Cornwall. The city of Truro is the administrative centre for Cornwall County Council and is located some 12 miles to the south. The city of Exeter and access to the M5 motorway is some 80 miles to the east. Access to the town is reasonable with a rail service to Penzance providing a direct link to London Paddington. Newquay Airport is to the northeast of the town with regular internal UK flights.

GALLERY



ACCOMMODATION



Name	sq ft	sq m	Availability
Ground - 8 single rooms	3,498.27	325	Available
1st - 10 rooms	2,314.24	215	Available
Total	5,812.51	540	

- > Former care home that comprised a total of 18 registered beds in 18 single rooms (seven with some form of en-suite facility)
- > Site area 0.17 acre
- > Combined residents' lounge/dining room within the ground floor providing communal space
- > Bathroom/WC, shower/WC, and WC on the ground floor with a further bathroom/WC within the first floor
- > Concrete access driveway and parking area for approximately six vehicles with an external paved residents' patio area to the front
- > Located within a residential area around 500 metres south of the town centre and coast
- > Freehold

MORE DETAILS



PRICE

We are instructed to offer the premises with a guide price of £650,000 to £700,000

EPC

C (53)

LEGAL FEES

Each party to bear their own costs

TENURE

Freehold interest in the premises with vacant possession provided upon completion.

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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