

Trenance Road, Newquay  
£650,000





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Council Tax Band: A

Investment Opportunity – 8 Tenanted Units with Planning for High-End Development

A superb opportunity for investors and developers. This freehold property has 8 self-contained units (5x 1-bed flats, 3x studios), fully tenanted, generating over £55,000 pa with low outgoings. Some flats have been refurbished and six have separate meters. NIA: 257.9 sq/m with strong demand and steady occupancy.

Elevated location with sea views from several units, ideal for tenants and future buyers.

Current Layout:

5 x 1-bed, 3 x studios

Ground: 3x 1-bed, 1x studio

First: 1x 1-bed, 1x studio

Second: 1x 1-bed, 1x studio

Planning Approved – 6 High-End Flats:

Recently approved for conversion to 6 luxury flats (1x 1-bed, 5x 2-bed), expanding lettable area to 464 sq/m (80% uplift). Includes off-street parking for each flat, a rare asset in Newquay.

Proposed Layout:













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Cornwall  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC