



10 ST MARYS ROAD, NEWQUAY

SBC
PROPERTY

10 ST MARYS ROAD NEWQUAY CORNWALL TR7 1JU

- Residential investment incorporating four one-bedroom apartments
- Town centre location with towns amenities and beaches in close proximity
- Three apartments with views across Newquay Bay
- On-site car parking for four vehicles
- All apartments currently fully let and occupied
- Gross income £32,340 per annum

FREEHOLD £350,000
SOLE AGENT



LOCATION

The property is situated in the premier tourist resort of Newquay, on the North Cornish coast, approximately 8 miles north of the A30. Newquay plays a pivotal role in the Cornish economy and is famous for its world renowned beaches and surfing culture all within a short walk.

Cornwall Airport Newquay, located on the eastern fringes of the town provides excellent connections to several national and European destinations

The premises are situated on St Marys Road within the heart of the town centre with nearby Bank Street the prime retail street, Lighthouse Cinema, beaches and car parks all within easy reach.

DESCRIPTION

Four self-contained residential flats converted from a former guest house in the early 1990s. Three of the apartments have the benefit of views across Newquay Bay from the front elevation, and all apartments have on-site car parking facilities.

Apartments 2 and 3 are accessed from the front elevation via a communal ground floor vestibule.

Apartment 2, on the ground floor, provides a spacious one-bedroom apartment with a living room having a bay window taking advantage of the bay views, open-plan kitchen, toilet with separate shower room, and a single bedroom located to the rear.

Apartment 3, at first floor level, provides a kitchen to the rear, toilet, bedroom, separate bathroom and an open-plan living room to the front, again benefitting from Newquay Bay views.

Apartment 4 on the second floor, is independently accessed via a rear outside staircase and comprises a kitchen (rear facing), bathroom with shower, toilet and wash hand basin, separate bedroom with a large walk-in wardrobe and an open-plan living room with bay views.

Apartment 1 is also independently accessed on the ground floor to the rear of the building and comprises bedroom, shower/toilet room and open-plan kitchen/living area.

ACCOMMODATION

Flat 1 (Ground Floor)

Bedroom	-	3.47 x 2.98m
Shower/Toilet	-	1.5 x 1.8m
Open-Plan Kitchen/Living Room	-	7.28 x 3m

Flat 2 (Ground Floor)

Open-Plan Living Room	-	3.16 x 3.83m (ex bay window)
Kitchen	-	3.77 x 3.30m
Bedroom	-	3.82 x 2.33m
Shower/Toilet Room	-	1.83 x 1.41m

Flat 3 (First Floor)

Kitchen	-	2.64 x 3.01m
Bedroom	-	3.22 x 3.59
Bathroom	-	1.73 x 2.20m
Living Room	-	3.27 x 3.37m (ex bay window)

Flat 4 (Second Floor)

Kitchen	-	3.02 x 2.3m
Bedroom	-	3.13 x 2.56m
Bathroom	-	2.45 x 1.97m (max)
Living Room	-	3.18 x 4.81m

EXTERNAL

There is on-site car parking for four vehicles on the western boundary of the site.

INCOME

The premises are currently let on Assured Shorthold Tenancy Agreements with full occupancy. The current rental levels are detailed as:-

Flat 1	-	£595 pcm
Flat 2	-	£600 pcm
Flat 3	-	£700 pcm
Flat 4	-	£800 pcm

SERVICES

All apartments are connected to mains water, electricity and drainage.

Each apartment has its own electricity meter and the landlords pay the water charges.

COUNCIL TAX

All four apartments have a Council Tax Rating of A. Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk).

PRICE

£350,000, subject to and with the benefit of the existing residential AST Agreements.

EPC

The flats have the following EPC Ratings:-

Flat 1	E	Certificate Number 8688-6326-6460-2478-7902
Flat 2	E	Certificate Number 0218-4037-6248-6798-2924
Flat 3	E	Certificate Number 2358-6986-6230-8613-8950
Flat 4	E	Certificate Number 4600-7375-0722-5404-3253

VIEWINGS

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property

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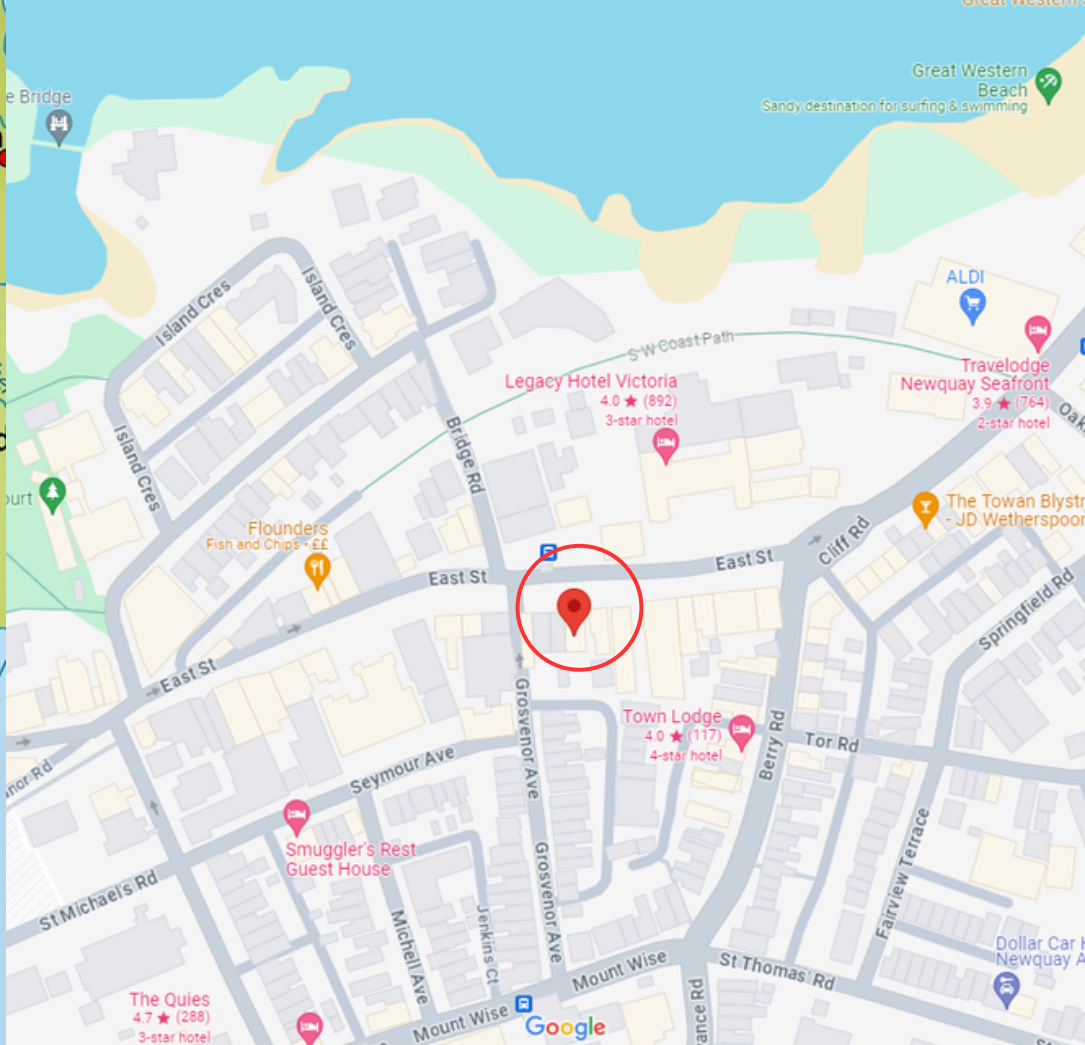
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