



Flat 1-4 34, Cliff Road, Newquay, TR7 2ND

david ball
Agencies

David Ball Agencies is delighted to offer this spacious town centre property for sale. Currently fully occupied, the property is divided into 4 self-contained flats situated on the first and second floors over a commercial property. This investment provides a solid rental income, making it an excellent opportunity for buyers. Currently generating £38,700 per annum in rent. Early viewing is highly recommended.

£425,000 Freehold

Key Features

- Fantastic Investment Property
- Fully Occupied on AST Leases
- Fully Compliant
- Close to Beaches and Amenities
- Four Self Contained Two and Three Bedroom Flats
- Newquay Town Centre Location
- Great Income Potential
- Early Viewing is Highly Recommended

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

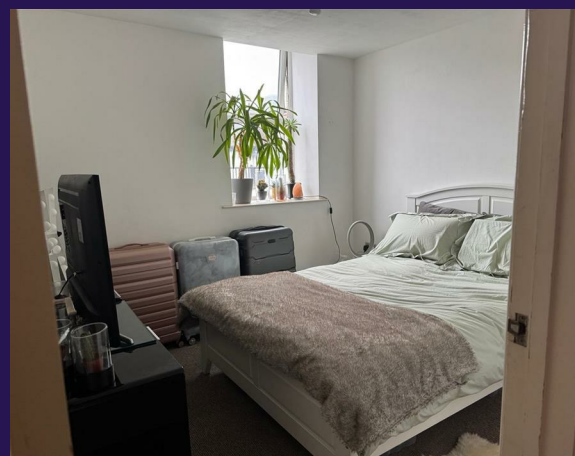
Cliff Road is one of Newquay's main 5 trading areas which in recent years has seen a growth in dining venues with Wetherspoons, Pizza Express, Burger King, Maharajah, Rebellion, Butchers Bistro, and the Great Western Hotel Steam Bar. Close by are a number of hotels including Travel Lodge with an Aldi store below and the main railway station.

The Property

Accessed from Tolcarne Road, 34 Cliff Road is a substantial property configured into 4 flats.. The flats are all fully occupied on assured shorthold tenancy agreements with most tenants having been living in the property for a long term with none in arrears with all certificates in place and up to date.

34 Cliff Road

UPVC entrance door leading to hallway with tiled stairs rising to first and second floors. Fire alarms. Emergency lighting. Smoke detectors. Sky light.





Flat one (first floor)

Entrance door leading to hallway. Two good sized double bedrooms. Bathroom with bath with shower. WC and pedestal wash hand basin. The lounge kitchen/diner has a range of base, wall and drawer units with integrated hob unit. Radiators. Power points. Large double glazed windows to the front aspect.

Flat Two (First floor)

Entrance door leading to hallway leading to subsequent accommodation. There are three double bedrooms, large bathroom and storage area. A good sized modern lounge/kitchen/diner with a range of base, wall and drawer units with integrated cooker and hob. Range of storage. A large bathroom with walk in shower cubicle, WC and pedestal wash hand basin..

Stairs rising to second floor

Flat Three (Second Floor)

Entrance door. Hallway leading to subsequent accommodation. Two double bedrooms. Radiators. Power points. Lounge/kitchen diner with a range of base, wall and drawer units with work surface over. Integrated electric oven and hob. Bathroom to include bath, separate shower cubicle, pedestal wash hand basin and WC.

Flat Four (Second Floor)

Entrance door leading to hallway leading to subsequent accommodation. This flat has recently undergone full decoration. Two double bedrooms. bathroom to include bath, pedestal wash hand basin and WC. There is a large storage cupboard housing the boiler. Lounge/ktichen/diner with a reange of base, wall and drawer units with work surface over. Integrated electric oven and hob. Velux windows.

Agents Note

All flats are fully self contained and comply with all regulations. All tenants are on Assured shorthold Tenancies (AST) with no tenants being in arrears.

Council Tax Band

Each tenant responsible for their own council tax

Viewings

Strictly by Vendors Agent

David Ball Commerical

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