

## 23 Trenance Road, Newquay, Cornwall, TR7 2LT



### **CENTRAL NEWQUAY 3 STOREY TOWN HOUSE CONVERTED IN 2004 TO 6 LETTING UNITS COMPRISING 3 X 1 BEDROOM APARTMENTS AND 3 X BEDSITS. FULLY CERTIFIED AND EARNING £30,720 PER ANNUM GROSS WITH NO ARREARS**

- Rent income £2560 PCM, potential to increase
- Single Garage/Workshop for landlord use
- Going concern, fully let with AST's and no arrears
- Turnkey investment opportunity
- 6 self-contained units, converted with PP
- Gas Central Heating from one boiler
- Central Newquay Location
- Rear Yard let with ground floor flat
- Card meters for unit electricity
- EICR certificates and communal fire alarm in place

**Reduced To £315,000 Freehold**

**TENURE**

Freehold

**SERVICES**

All mains. One metered water supply paid by landlord and included in the rent. One metered electricity supply paid by the landlord and reimbursed via pre-payment tenant card meters for each unit. One metered gas supply for central heating paid by landlord and included in the rent. Each tenant pays their own Council Tax

**EPC**

6 x EPC's all valid until 28 Jan 2031, all rated C

**ARREARS**

£0

**COUNCIL TAX**

6 x Band A

**TENANCIES**

A – rolling tenancy dated 17/12/18 - £320pcm

B – rolling tenancy dated 4/7/24 - £400pcm

C – rolling tenancy dated 1/1/25 - £550pcm

D – rolling tenancy dated 1/9/21 - £320pcm

E – rolling tenancy dated 30/9/23 - £510pcm

F – rolling tenancy dated 11/4/24 - £460pcm

**EICR**

6 x EICR (all SATISFACTORY) dated 14th December 2023

**GAS SAFETY**

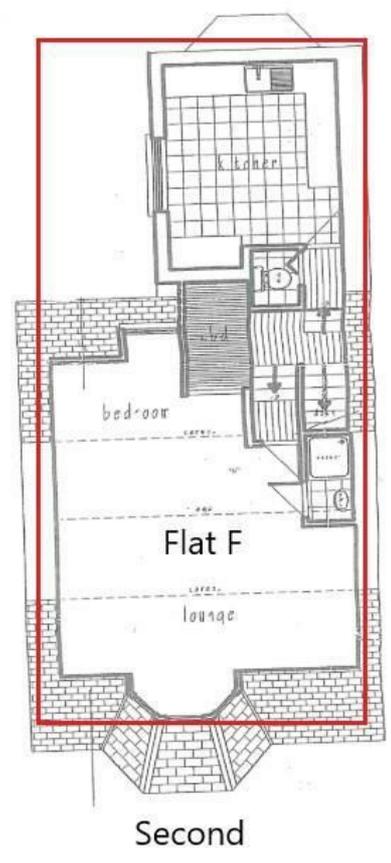
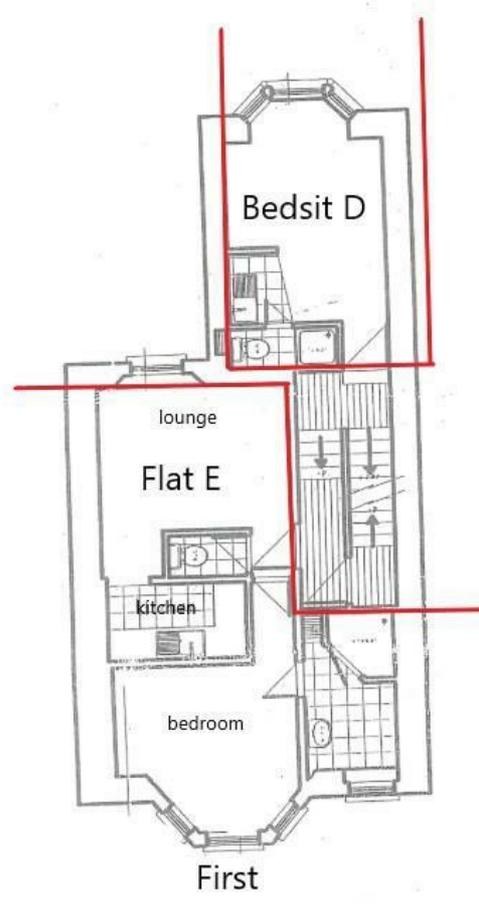
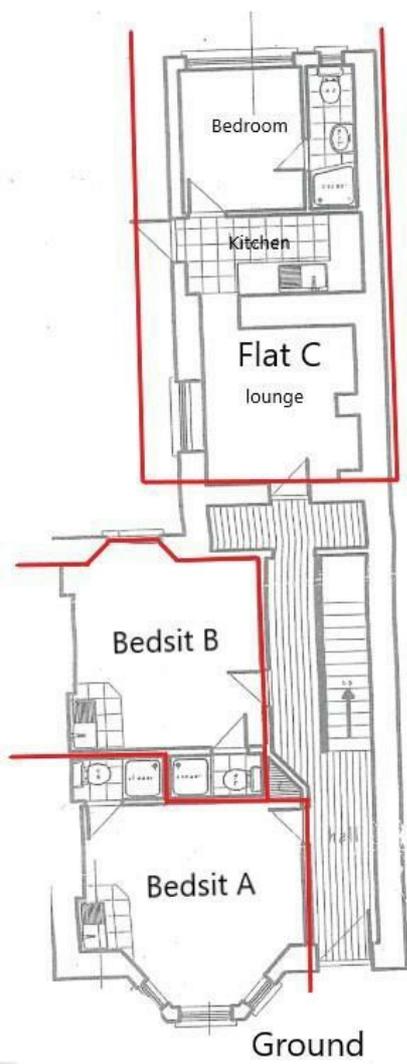
1 x Gas Safety Record dated 11th January 2025

**SERVICES**

All mains







**Start & co**  
 THE NEWQUAY ESTATE AGENT  
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