Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
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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

Fixed Asking Price £295,000 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





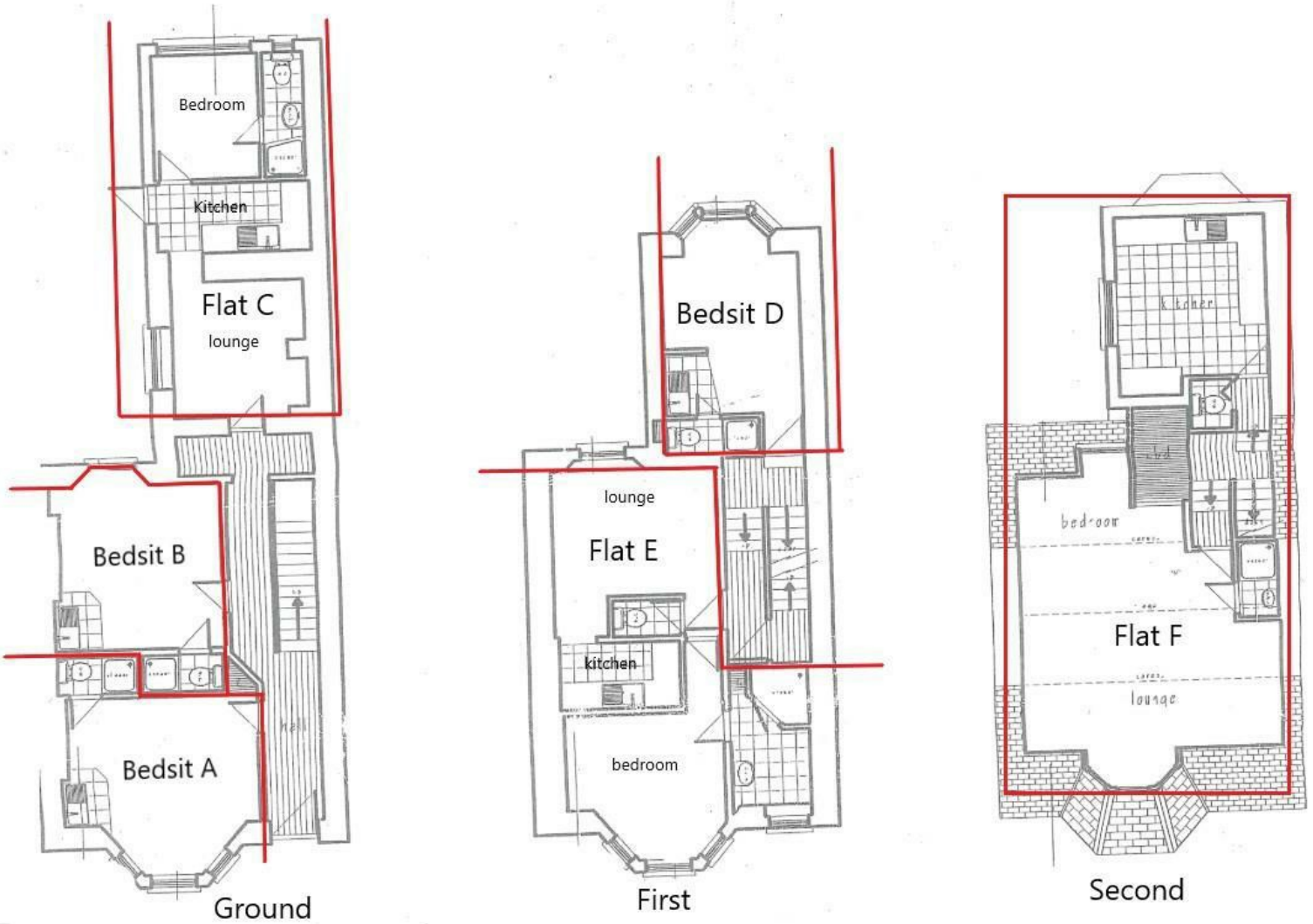









Cooking with Love
Good food Good Mood



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