

## 9-10 Beacon Road, Newquay, Cornwall, TR7 1HH



**DOUBLE FRONTED LICENSED HMO CLOSE TO FISTRAL BEACH SPLIT INTO 6 APARTMENTS WITH AN OWNERS APARTMENT AND 5 UNITS CURRENTLY LET TO LONG TERM RESIDENTIAL TENANTS EARNING £39,780 PER ANNUM**

- Town Centre Location, short walk to Fistril Beach
- UPVC double glazing and gas central heating
- Tenancy agreements, gas safety, epc and EICR in place
- Parking space & workshop
- Collection of long-standing tenants, sold as going concern
- Centrally located home and income
- Owners apartment with courtyard garden
- Licensed HMO
- GOING CONCERN WITH NO CHAIN

**Price £550,000 Freehold**

This substantial Newquay Town house is situated on Beacon Road, being the main access route to get to Fistral Beach a few hundred yards away on foot. The Town Centre is a few hundred yards in the opposite direction. Ideally located for letting, the property provides an opportunity for a home and income, also housing 5 long term residential tenants all of whom would like to stay in occupation, subject to their existing tenancy agreements. The 5 letting units currently provide a gross annual income of £39,780 and there are no accrued rent arrears. The house benefits from a full current HMO licence, with each flat having an up to date electrical certificate and a gas safety certificate where required. The upper one bedroom flat is located on the first floor accessed privately from the rear lane with a private parking space, a workshop and a small courtyard garden area. The tenants all access the house through the front door.

### **INCOME**

The current gross income is £39,780, delivered as follows:

Flat 3 - £160/week

Flat 4 - £145/week

Flat 5 - £145/week

Flat 6 - £155/week

Flat 7 - £160/week

### **CURRENT RENTAL ARREARS**

£0

### **TENANCY AGREEMENTS**

All tenants are on Assured shorthold tenancies that have long since become statutory periodic tenancies. Copies are available on request.

### **ELECTRICITY SUPPLY**

The house has one metered supply that the landlord pays. Each let apartment has a card meter to purchase credit from the landlord for electricity, as per usage. Each apartment has a current electrical safety certificate.

### **WATER SUPPLY**

The property attracts 3 individual water rates bills, not metered. 2 paid by landlord, 1 by a tenant.

### **GAS SUPPLY**

Heating is included in the rents. The property has one metered gas supply and this provides heating for the entire property, controlled by and with gas billed to the landlord. The boiler has a recent and current gas safety certificate.

### **EPC**

The property is covered by one commercial EPC.

### **RATES/COUNCIL TAX**

The property is rated Band D for Council Tax

### **SPARE ROOM**

There is a small additional room (marked spare on the plan) that is too small to classify for HMO and is empty, having a shower room across the hall. Providing further potential or an additional room for the owners.

### **SERVICES**

All mains

### **TENURE**

Freehold

### **VIEWING**

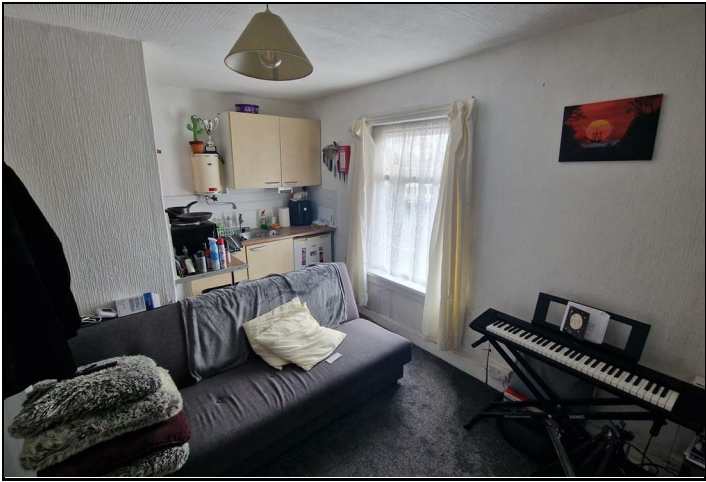
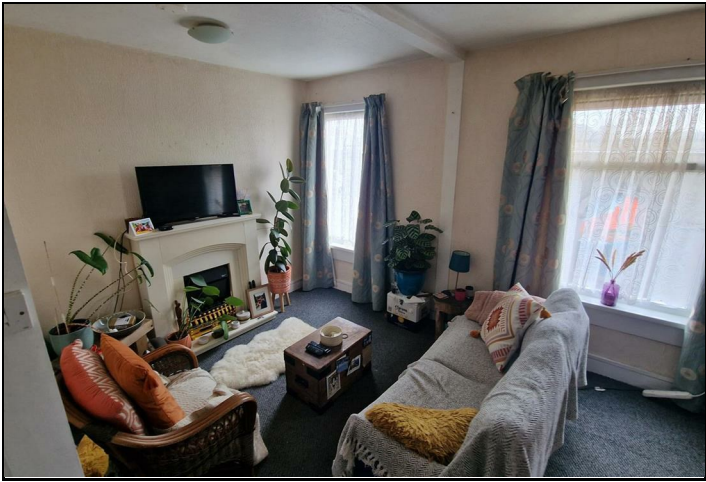
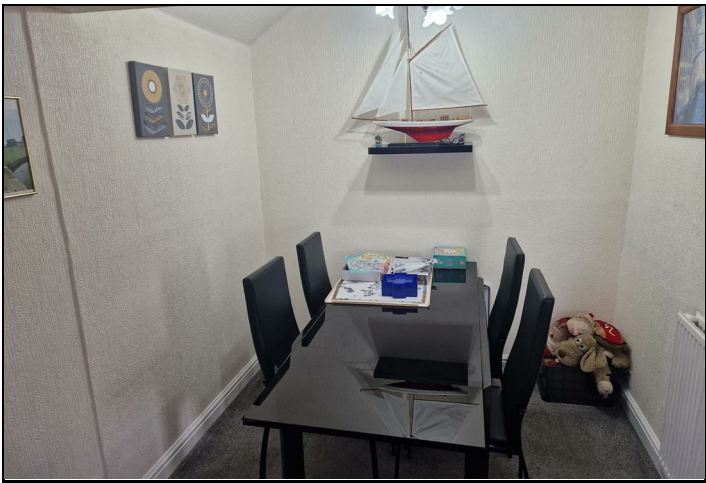
Viewing is by appointment only with due notice for the tenants. Please contact us for a viewing appointment.

### **ENERGY PERFORMANCE CERTIFICATE**

Rating - E











# Start & co

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