

The Court Room, No2, The Old Police Station, 37 East Street, Newquay, TR7 1EE



TWO STOREY ONE BEDROOM COTTAGE IN THIS FABULOUS CONVERTED POLICE STATION BUILDING WITH A PRIVATE COURTYARD AND PARKING

- Private Entrance
- Gas central heating and double glazing
- Stunning condition throughout
- First Floor Double Bedroom
- 1 Parking Space and private lockable surf/bike store
- Fully furnished option available
- Private enclosed courtyard garden
- Town centre location
- Successful Air BnB holiday let with proven track record

Price £199,950 Leasehold

This apartment forms part of the historic old Newquay Police Station buildings in central Newquay, originally constructed in 1896. The rear buildings were fully converted and substantially refurbished to a high standard by a local construction team in 2020/2021, with full building regulation approval, to create 5 bespoke and individual dwellings to the rear to the front building, which is now used commercially. The apartments have a private car park to the rear of the building with designated brick paved parking and housing 5 individual surf/bike stores, one for each apartment. Since the conversion, the units have mostly been used for holiday let accommodation demonstrating a strong annual income, but the current owners have now decided to sell the units individually on new leases, along with the front commercial investment building (available separately, freehold).

The apartments are presented in excellent condition and are most suitable for town living, or for continued holiday let use, in this superb town centre location a short walk from the town beaches, shops and local amenities. Viewing is available between bookings and completion is proposed for the end of the 2024 Season.

Cottage 2 is accessed directly from the main car park area with it's own private entrance door.

TENURE

Leasehold. Brand new 999 Year lease. No restrictions on letting or keeping pets. Peppercorn ground rent. £500 per annum maintenance/management charges to include buildings insurance and communal upkeep/expenses. The freehold of the 5 units will be passed to the residents at no cost upon the sale of the 5th unit.

SERVICES

All mains.

COUNCIL TAX

Currently collectively charged as business rates due to the current holiday letting use.

VIEWING

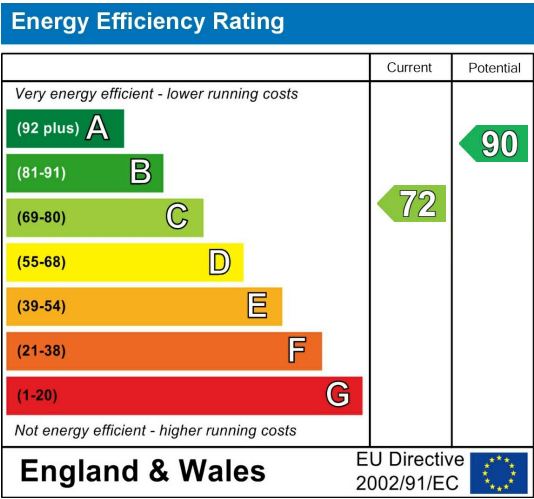
Viewing is available between holiday lets, upon changeover or in vacant periods only. Please call for availability.

COMPLETION

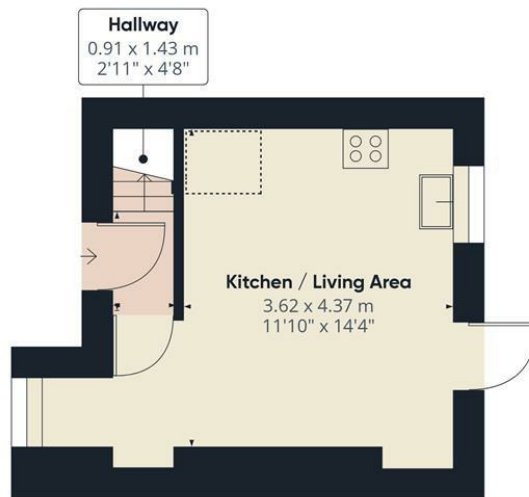
Completion is proposed for the end of the 2024 Summer Season.

BROADBAND & MOBILE AVAILABILITY

Broadband: fastest download speed: up to 1000Mbps
Mobile coverage: Likely







GROUND FLOOR

NO.2 - COURT ROOM



FIRST FLOOR



Approximate total area⁽¹⁾

39.86 m²
429.05 ft²

Reduced headroom

0.88 m²
9.44 ft²

(1) Excluding balconies and terraces.

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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