MORFA HALL, NEWQUAY

SBC PROPERTY

ASDA
ASDA
Miller
RALPH & Co.

MORFA HALL
NEWQUAY
CORNWALL TR7 1SG

- **Located within Cornwall's premier tourist resort**
- **Substantial freehold property comprising 10 retail units and 13 residential apartments**
- **Dedicated on site parking for c 25 vehicles**
- **4 lock up garages**
- **Site area 0.24 hectares (0.6 acres)**
- **Current income £178,970 pa**

FREEHOLD £2,250,000

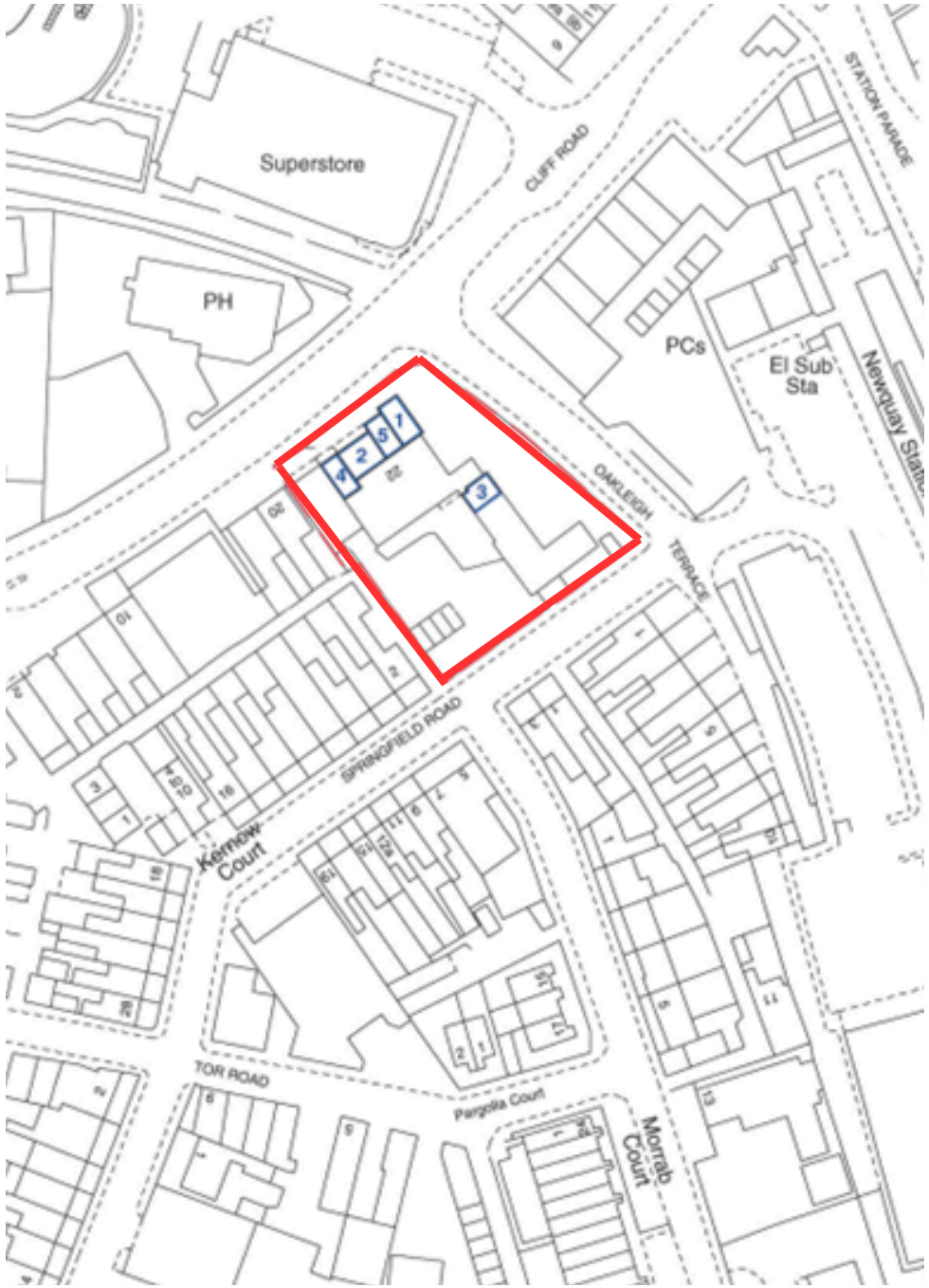
LOCATION

Newquay is Cornwall's premier tourist resort, on the north Cornish coast approximately 8 miles north of the A30. Newquay plays a pivotal role in the Cornish economy and is famous for its world-renowned beaches and surfing culture.

Newquay benefits from Cornwall Airport Newquay and Space Port Cornwall, located on the eastern fringes of the town with a number of national and European flights with international connections. The premises are situated in a prominent corner location, close to the main railway station, Great Western and Tolcarne Beaches, Post Office, Aldi and Asda.

Newquay is part of the new Mid-Cornwall Metro coast to coast rail service which will create a sustainable transport corridor through central Cornwall by improving the current links between four of Cornwall's largest towns: Newquay, St Austell, Truro, and Falmouth/Penryn with direct rail links between Newquay and Falmouth. The proposed £56.8m project with include upgrading of Newquay Rail Platform is due to commence works this year.

The immediate area is to form part of the Newquay Town Centre Development Framework which is identified as the Great Western Quarter which is to establish a vibrant and functional gateway and multi modal transport interchange.



DESCRIPTION

The property affords a prominent corner site on Cliff Road / Oakleigh Terrace which was used as Morfa Home of Boys in the early 1900s The accommodation now provides 13 residential apartments comprising, 1, 2 and 3-bed properties, with 10 fully let commercial retail units.

Accessible off Cliff Road, is car parking for approximately 10 vehicles, with further dedicated car parking to the rear of the site and four lock-up garages.

The retail properties all benefit from external glazed frontage and are attractively presented throughout. A number of the apartments have been comprehensively refurbished in recent years and are all currently let on Assured Shorthold Tenancy Agreements.

ASDA
RALPH & Co.

NALU
NALU
MORFA HALL
Miller Countrywide

ACCOMMODATION DESCRIPTION

Unit 1
Let to Consol Tanning Ltd, which is part of the Consol Brand with 49 locations across the country (www.consol.eu). The property is configured to provide open-plan ground floor retail sales which has been attractively fitted-out by the tenant to incorporate a number of independent tanning rooms with suspended ceiling and ancillary areas to the rear.

Unit 2
Accessible from the front Tilly's Ice Cream Parlour benefits from a large shopfront with a recessed door leading to an open-plan retail sales area. The current use is an ice-cream business.

Units 3, 4 & 5
Offering a prominent corner location, Miller Countrywide relocated to the building in 2021. The property comprises three retail units which are currently interconnecting and benefit from substantial return frontage.

Internally, the premises are carpeted with inset suspended ceiling with LED lighting.

Unit 6
Trading as Stuart's Barber, this unit is single-storey retail hairdressing salon with glazed upper section and has been used as a hairdressing salon for many years.

Unit 7
Nalu Coffee House is an attractively presented coffee house, also selling breakfast, lunch, brunch and drinks. Approximately 14 covers together with serving hatch and an informal arrangement with outside seating.

Unit 8 & 9

The Fish Bar comprises two interconnecting retail units and has traded as one of Newquay's top restaurants. The property is configured in an L-shape configuration providing both a tapas style bar and separate restaurant which has been attractively presented with wood-effect flooring, timber faced bar/counter, commercial kitchen and ancillary store/ office and customer toilet facilities.

Unit 10

News & Trader is accessible to the side of Stuart's Barbers (Unit 6). The property comprises an office area with shared use of wc facilities within the main building.

Residential Accommodation
The residential apartments have been subject to an ongoing refurbishment programme and in the main comprises 13 one, two and three bedroom apartments arranged on ground, first and second floor levels.

Car Parking
The property is accessible off the junction of Cliff Road and Oakley Terrace with on-site customer car parking for approximately 10 vehicles to the front.

Accessible to the rear from Springfield Road is a rear access providing further on-site car parking for approximately 15 vehicles and four independent lock-up garages.

3
ONLY 1 PERSON
2
1
4
5

TENANCY SCHEDULE

Property Address	Tenant Name (if Residential, state no. of units)	Lease Type*	Period of lease	Start Date	Break Option	Review Date	Annual Gross Rental Income
UNIT 1Morfa Hall Cliff Road Newquay	*Consol Tanning Ltd*	*IRI*	*10 yrs*	*08/03/2023*			*12,000.00*
Unit 2	Tillys Ice Cream Parlour	EFRI	6yrs	02/03/2021		18/12/2025	9,500.00
Unit 3,4 &5	Countrywide Estate Agents	EFRI	10yrs	18/01/2021	18/01/2026		12,000.00
Unit 6	Stuarts Barber	EFRI	9yrs	18.10.2023	18.10.26		2,600.00
Unit 7	Nalu Coffee Shop	EFRI	5yrs	01.06.2021	31.05.24		5,400.00
Unit 8	The Fish Bar	EFRI	5yrs	15.08.2023	15.08.2028		11,000.00
Unit 9	The Fish Bar	EFRI	5yrs	15.08.2023	15.08.2028		11,000.00
Unit 10	News & Trader	IRI	9yrs	02.09.2021			2,500.00
							£
Flat 1 Morfa Hall Cliff Rd Newquay	1 Bed	AST					6,660.00
Flat 2	2 Bed	AST					9,540.00
Flat 3	3 Bed	AST					8,700.00
Flat 4	1 Bed	AST					5,400.00
Flat 5	2 Bed	AST					10,200.00
Flat 6	1 Bed	AST					6,240.00
Flat 7	2 Bed	AST					9,300.00
Flat 8	2 Bed	AST					9,540.00
Flat 9	2 Bed	AST					8,750.00
Flat 10	3 Bed	AST					10,200.00
Flat 11	3Bed	AST					10,800.00
Flat 12	2 Bed	AST					£ 10,200.00
Flat 1A	Holiday Let						7440.00
Total							£ 178,970.00 £

EPC

UNIT 1	-	Rating C
UNIT 2	-	Rating D
UNIT 3, 4 & 5	-	Rating D
UNIT 6	-	Rating E
UNIT 7	-	Rating D
UNIT 8	-	Rating E
UNIT 9	-	Rating D
UNIT 10	-	Rating D
FLAT 1	-	Rating D
FLAT 2	-	Rating D
FLAT 3	-	Rating D
FLAT 4	-	Rating F
FLAT 5	-	Rating E
FLAT 6	-	Rating E
FLAT 7	-	Rating E
FLAT 8	-	Rating E
FLAT 9	-	Rating E
FLAT 10	-	Rating E
FLAT 11	-	Rating E
FLAT 12	-	Rating D
FLAT 1A	-	Rating D

TAXIS

SITE AREA

0.24 H (0.6 acres)
Site depth 60 metres

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

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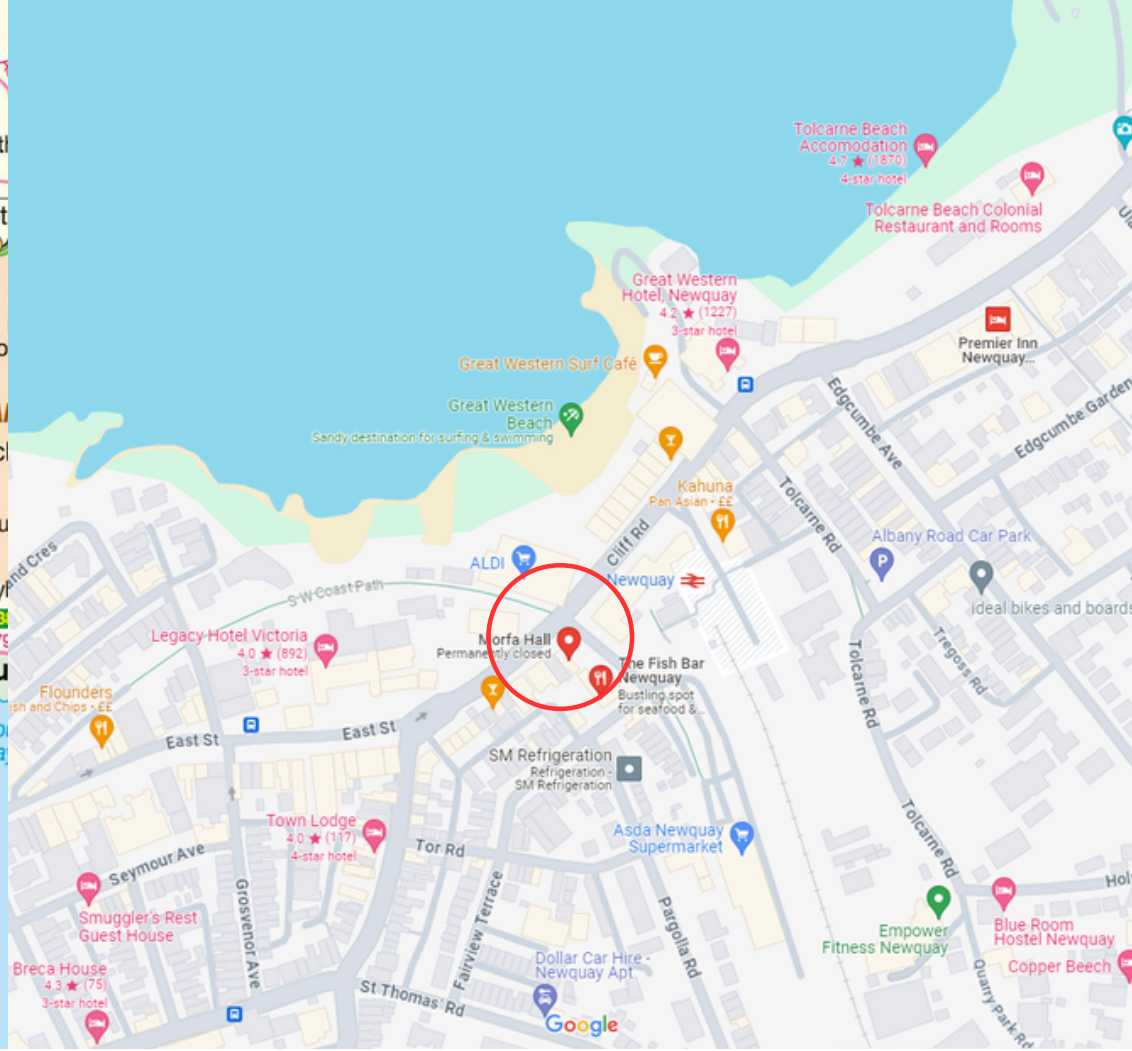
TEL : 01872 277397
EMAIL : Carl@sbcproperty.com



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