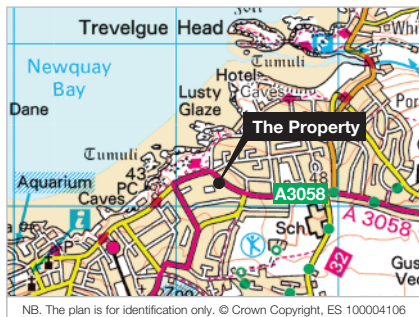


## Newquay Aqua Blue, 6 Henvor Road, Cornwall TR7 3BJ

- **Two Freehold Detached Purpose Built Blocks arranged to provide 34 Self-Contained Apartments (26 x Studio and 8 x One Bedroom) in Total**
- **Together with Seventeen Car Parking Spaces**
- **Thirty Apartments subject to Assured Shorthold Tenancy Agreements. Three Apartments Vacant. One Apartment subject to a Long Lease**
- **1 mile from Newquay town centre**
- **5 minutes from the nearest Beach**
- **Total Current Gross Rent Reserved £202,280 per annum (equivalent) with Three Apartments Vacant**



### To View

There will be a block viewing on Monday 5th and Thursday 8th February at 11 a.m. Please contact Allsop by sending an email to [gabriella.brunton@allsop.co.uk](mailto:gabriella.brunton@allsop.co.uk) with the subject heading 'Viewing – Lot 233'.

### INVESTMENT/PART VACANT – Freehold Block



### Tenure

Freehold.

### Location

The property is situated on the south side of Henvor Road, close to its junction with Lusty Glaze Road. Excellently located, the property benefits from being only five minutes from the sandy beach at Lusty Glaze, whilst Porth Beach, a larger more family friendly beach, is just to the north. Newquay town centre is 1 mile to the west, providing supermarkets, restaurants, bars and boutique shops. Whilst the property enjoys easy access to all the town centre has to offer, its edge of town location provides an escape.

### Description

Aqua Blue comprises two detached purpose built blocks internally arranged to provide 34 self-contained flats (26 x studio and 8 x one bedroom) in total. There are 17 car parking spaces operated on a first come first served basis.

Block A is arranged over ground and two upper floors and comprises 14 self-contained studio flats. The block benefits from a gym, a room with sauna pod and separate shower and pump room (not in working order) and a small swimming pool (not currently operational). Block B is arranged over lower/ground floors with three upper floors and comprises 20 self-contained flats (12 x studio and 8 x one bedroom). The block benefits from a locker room and office, refuse store, communal washing/drying room and surfboard racks. Each flat benefits from electric underfloor heating and a balcony. Both blocks have passenger lifts (not operational). A new communal fire alarm system (not tested) has been installed within each block.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, [www.allsop.co.uk](http://www.allsop.co.uk) and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.





Block	Flat	Floor	Accommodation	Area sq m (sq ft)		Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
A	1	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 1st November 2017	£500 p.c.m.	£6,000 p.a.
	2	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 15th November 2013 (holding over)	£450 p.c.m.	£5,400 p.a.
	3	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 13th July 2017	£575 p.c.m.	£6,900 p.a.
	4	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 22nd December 2017	£575 p.c.m.	£6,900 p.a.
	5	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 10th November 2017	£550 p.c.m.	£6,600 p.a.
	6	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 1st December 2015 (holding over)	£550 p.c.m.	£6,600 p.a.
	7	First	Studio Accommodation	31.77	sq m (342 sq ft)	Vacant	—	—
	8	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 1st April 2016 (holding over)	£550 p.c.m.	£6,600 p.a.
	9	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 13th November 2017	£500 p.c.m.	£6,000 p.a.
	10	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 12th December 2014 (holding over)	£550 p.c.m.	£6,600 p.a.
	11	First	Studio Accommodation	31.77	sq m (342 sq ft)	Vacant	—	—
	12	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 24th January 2014 (holding over)	£525 p.c.m.	£6,300 p.a.
	13	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 23rd November 2017	£575 p.c.m.	£6,900 p.a.
	14	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Vacant	—	—
B	15	Ground	One Bedroom Accommodation	47.10	sq m (507 sq ft)	Assured Shorthold Tenancy for a term of months from 3rd September 2016 (holding over)	£615 p.c.m.	£7,380 p.a.
	16	Ground	One Bedroom Accommodation	55.46	sq m (597 sq ft)	Assured Shorthold Tenancy for a term of months from 7th April 2016 (holding over)	£595 p.c.m.	£7,140 p.a.
	17	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 7th November 2017	£525 p.c.m.	£6,300 p.a.
	18	Ground	Studio Accommodation	31.77	sq m (342 sq ft)	Subject to a lease for a term of 999 years from 1st June 2013 (thus having approximately 994 years unexpired)	—	£200 p.a.
	19	First	One Bedroom Accommodation	39.48	sq m (425 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 7th October 2017	£585 p.c.m.	£7,020 p.a.
	20	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 24th October 2017	£500 p.c.m.	£6,000 p.a.
	21	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 26th January 2017	£575 p.c.m.	£6,900 p.a.
	22	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 7th July 2017	£575 p.c.m.	£6,900 p.a.
	23	First	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 22nd December 2017	£585 p.c.m.	£7,020 p.a.
	24	First	One Bedroom Accommodation	45.62	sq m (491 sq ft)	Assured Shorthold Tenancy for a term of months from 5th October 2015 (holding over)	£585 p.c.m.	£7,020 p.a.
	25	First	One Bedroom Accommodation	39.48	sq m (425 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 7th December 2017	£585 p.c.m.	£7,020 p.a.
	26	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 29th September 2015 (holding over)	£550 p.c.m.	£6,600 p.a.
	27	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 14th January 2018	£575 p.c.m.	£6,900 p.a.
	28	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 22nd September 2017	£575 p.c.m.	£6,900 p.a.
	29	Second	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 1st January 2013 (holding over)	£500 p.c.m.	£6,000 p.a.
	30	Second	One Bedroom Accommodation	45.62	sq m (491 sq ft)	Assured Shorthold Tenancy for a term of months from 23rd July 2016 (holding over)	£595 p.c.m.	£7,140 p.a.
	31	Third	One Bedroom Accommodation	39.48	sq m (425 sq ft)	Assured Shorthold Tenancy for a term of 6 months from 1st October 2017	£600 p.c.m.	£7,200 p.a.
	32	Third	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of months from 13th December 2016 (holding over)	£615 p.c.m.	£7,380 p.a.
	33	Third	Studio Accommodation	31.77	sq m (342 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 7th March 2017	£595 p.c.m.	£7,140 p.a.
	34	Third	One Bedroom Accommodation	45.62	sq m (491 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 23rd January 2017	£625 p.c.m.	£7,500 p.a.
Total				1,184	sq m (12,744 sq ft)		Total £16,855 pcm	£202,280 pa