55-57 PENTIRE AVENUE, NEWQUAY, CORNWALL, TR7 1PD

PRICE: £1,250,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

55-57 Pentire Avenue,
TR7 1PD
Land Area 0.426 acres
Atlantic Shores
PENTIRE AVENUE
Seaside
Kimberly
OCEAN VIEW
Seascape
Fistral Reach
Mackerel
El Sub Sta
PENTIRE CRESCENT
37.2m
34.1m
0
50 m
100 m
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LOCATION:

Centrally located on Pentire Avenue, in an elevated position and as such has views to the front over Pentire and towards Fistral beaches, while to the rear the Gannel Estuary is evident, along with far reaching country views.

Newquay has seen an enormous amount of housing development in recent years and with more in the pipeline and in Planning, in the town centre, its peripheral new build estates and of course the re-purposing of houses and former businesses in prime locations for full time residences and holiday homes.

55-57 Pentire is within walking distance of some of the country's best beaches and the vibrant all year resort town of Newquay, making this a favoured area for development.

DESCRIPTION:

55-57 Pentire Avenue formerly traded as a residential care home for 40 years and which closed in June 2024.
There are some chattels and equipment associated with the former business which will be removed on sale, alternatively should an interested party wish to consider re-opening a care facility this is of course an option.

When operational the Newquay Nursing and Residential Home had 33 bedrooms and a significant turnover.

The property is detached and has accommodation over three floors, within 0.426 acre.

SCHEDULE OF AREAS:

NB – we have used floor plans supplied via the clients and extrapolated measurements from room records, and also actual measurements of communal areas, such as lobby, offices, medical rooms, dining / lounge areas, the below are considered approximate, to which a circa 10% area can be added for hallways, stairwells and lift to give the overall Gross Internal Area. Interested parties to independently verify prior to entering legal commitment.

Plans available upon request.

Ground Floor
Entrance Lobby; Office; Activity Area; Nurse Office; Laundry; Lounge; Kitchen; Dining Room; Boiler Room; Conservatory – 19 rooms, c. 612.1 sq m, 6,586 sq ft.

First Floor
14 rooms, c. 189.79 sq m, 2,042 sq ft.

Second Floor
Several former staff rooms and shower facilities, 100.11 sq m, 1,077 sq ft.

Outside
Parking to the front and rear.

GENERAL INFORMATION:

TENURE:
Freehold: Advised no rights of way, easements or restrictive covenants over the property.
Title Number **CL30538**, digital map area **0.426 acres.**

METHOD OF SALE:
Sale of Freehold property and land.
Unconditional or Conditional offers sought.

SERVICES:

Advised by clients

- Mains Drainage
- Mains Water
- Mians Electricity
- Mains Gas
- Central Heating : Gas

Interested parties to make own enquiries via statutory providers.

PLANNING:
Numerous non trading businesses and residential property been developed into multiple residential dwellings on this road, in the vicinity and wider Newquay.

STOCK:
Not Applicable.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction whether the matter completes or not.

BUSINESS RATES:
Not Applicable.

INVENTORY OF FIXTURES & FITTINGS:
Not Applicable, to be sold vacant.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE:
Not Applicable.

FINANCE OF PURCHASE:
If you require finance advice, at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

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EG County | Cornwall WINNER 2023
EG Radius Leaderboards
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