



**MIXED USE INVESTMENT FOR SALE IN PRIME CENTRAL NEWQUAY.
MORFA HALL, CLIFF ROAD, TR7 1SG**

ASKING PRICE: £2,250,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



Morfa Hall is located on a prominent corner site on Cliff Road / Oakleigh Terrace and offers a rarely available opportunity to purchase a mixed use investment in a strategically valuable position adjacent to Newquay's train line station, soon to benefit from major upgrades, and moments from the town's famous beaches and waterfront. The accommodation provides 13 residential apartments comprising 1,2 and 3-bed properties, with 10 fully let commercial retail units.

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

£2,250,000 FREEHOLD MIXED-USE INVESTMENT

- **LOCATED WITHIN CORNWALL'S PREMIER TOURIST RESORT**
- **SUBSTANTIAL FREEHOLD PROPERTY COMPRISING 10 RETAIL UNITS AND 13 RESIDENTIAL APARTMENTS**
- **DEDICATED ON-SITE PARKING FOR c25 VEHICLES**
- **4 LOCK UP GARAGES**
- **SITE AREA 0.24 HECTARES (0.6 ACRES)**
- **CURRENT INCOME £178,970 PER ANNUM**
- **MOMENTS FROM NEWQUAY'S FAMOUS BEACHES**
- **ADJACENT TO NEWQUAY TRAIN STATION**
- **EPCs FOR ALL UNITS AVAILABLE**

LOCATION:

Newquay is Cornwall's premier tourist resort situated on the dramatic north coast. Newquay plays a pivotal role in the Cornish economy and is famous for its world-renowned beaches and surfing culture. The town benefits from the nearby airport located on the eastern fringes of the town with a number of regular national and European flights with international connections. The airport is also home to Space Port Cornwall.

Morfa Hall itself occupies a strategically important site being adjacent to Newquay's train station and just moments from the famous beaches and waterfront that have made Newquay the destination it is, which attracts hundreds of thousands of tourists year on year.

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 will include upgrades to Newquay's rail platform & is due to commence works this year.

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

DESCRIPTION:

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.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

SCHEDULE OF ACCOMMODATION:**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.

Unit 2

Accessible from the front and 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 a 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 for a number of years. 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.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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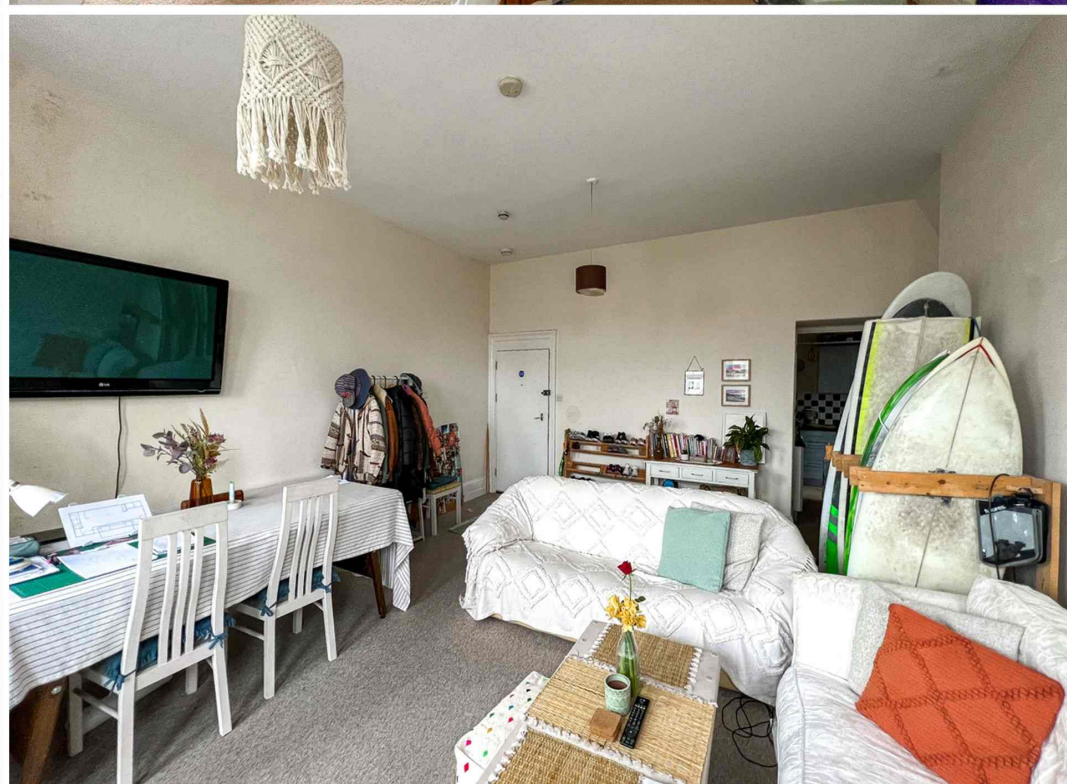
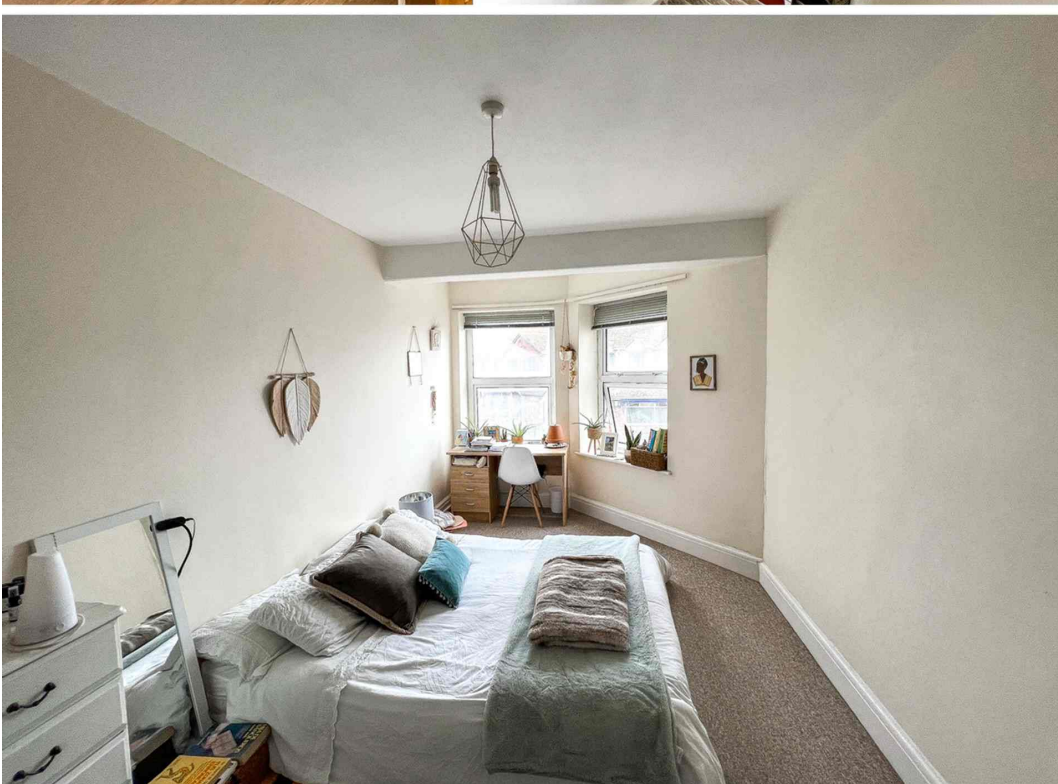
ENERGY PERFORMANCE CERTIFICATE:**COMMERCIAL UNITS:**

UNIT 1 - RATED "C" / UNIT 2 - RATED "D"
UNIT 3, 4 & 5 - RATED "D"
UNIT 6 - RATED "E" UNIT 7 - RATED "D"
UNIT 8 - RATED "E"
UNIT 9 - RATED "D" / UNIT 10 - RATED "D"

FLATS:

FLATS 1,2 & 3 - RATING "D" / FLAT 4 - RATING "F"
FLATS 5-11 - RATING "E"
FLAT 12 AND 1A - RATING "D"









AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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