

26 TOWAN VALLEY, TRURO, TR4 8FJ



- FULLY FURNISHED HOLIDAY HOUSE WITH 52 WEEK OCCUPANCY
- USED SPARINGLY SINCE OWNER PURCHASE
- AWARD WINNING SITE
- 2020 INCOME CIRCA £14,000
- FULLY MANAGED FACILITY AVAILABLE
- SUPERB, MODERN CONTEMPORARY DESIGN
- SECLUDED, IDYLIC CLIFFSIDE POSITION

PRICE £260,000 FREEHOLD

Miller Commercial

The business property specialists



LOCATION

26 Towan Valley is situated on an award-winning site (Hoseasons Diamond Award Winner 2018 and Runner Up in the Cornwall category in 2019) in a secluded and idyllic position on the eastern cliffs of Porthtowan just 8 miles to the north of the Cathedral City of Truro.

The site has planning permission to create a new access road direct from the main road, and create additional leisure facilities which will be available in due course.

SITUATION

It is a short walk from the surfing paradise of Porthtowan beach, one of only seven Blue Flag beaches in Cornwall and a Seaside award winning beach.

It is sheltered in the valley with fields and cliffs providing a classic backdrop. The coastal hotspots of St Ives, Newquay and Falmouth are easily accessible.

DESCRIPTION

Unit 26 is a superbly designed house which sleeps up to 6 adults in style and comfort. It has an airy open plan living and dining area with comfortable sofas and contemporary furnishings, all included in the sale.

It has an excellent Wi-Fi system with CAT5 cabling and has its own Internet box, and via the Management Company, the system control data protection, and anti-virus software. It was built in 2012.

REVIEWS

The link to the website showing reviews which have a rating of 9.9 out of 10 satisfaction is <https://www.cottages.com/cottages/porhellik-30157>.

ACCOUNTING INFORMATION

Our client uses the house sparingly, mostly for family and friends with some lettings generally just between April and October.

Net revenues since 2018 (after Cottages.com commissions of 18% plus VAT).

2018 £11,107 from 15 weeks paid occupation

2019 £13,635 from 20 weeks paid occupation

2020 £9,277 from 12 weeks booked already

Similar units on the Site turnover circa £35,000 pa.

Abridged Accounts are available on request.

MANAGEMENT COMPANY

A Management Company is in place with regard to all communal areas around the freehold assets. The cost (including buildings & contents insurance) is currently £2,500 per annum.

Average utilities cost over past three years £1,200 per annum. Housekeeping, turn around and welcome packs £2,300 per annum. Licences and PL insurance £240 per annum.

ACCOMMODATION

Unit 26 sleeps up to 6 adults.

Ground Floor comprises:

Living/Dining room

Kitchen

Separate toilet

Wooden floors throughout

First Floor comprises:

3 Bedrooms (one en-suite with shower cubicle and toilet)

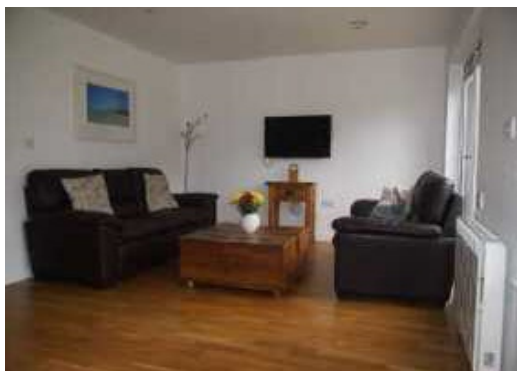
Bathroom (with shower over bath, wash hand basin and toilet)

Accommodation cont...

Electric heating

Large decked area with terrace

Balcony and Parking



PRICE

Guide price £260,000

The asset is offered on the basis that the unit is freehold.

It includes all furnishings and contents ready to let and benefits from future lettings and an ongoing contract with Cottages.com (cancellable 31st May annually). A purchaser may wish to continue with them or an alternative provider, once the annual contract ends.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

Although the property is subject to business rates when used for commercial letting, the current owner benefits from 100% rates rebate. The purchaser should make their own enquiries however, we are advised that no business rates or council tax applies to this asset class.

LEGAL COSTS

Each party to bear their own.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (66).

CONTACT INFORMATION

For further information or an appointment to view please contact either:

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