



THE BEACH, ALEXANDRA ROAD, NEWQUAY, TR7 3NB

Guide Price £2,000,000

LOCATION:

"The Beach" occupies a prime beachfront position on Alexandra Road, Porth – a small coastal village on the northern outskirts of Newquay, between the town centre and Watergate Bay.

Porth Beach draws significant tourist footfall throughout the summer season, while the surrounding area supports a well-established residential population, further underpinned by the Duchy of Cornwall's Nansledan development on the edge of Newquay.

Newquay Cornwall Airport (with regular domestic and international services) is within 10 minutes' drive, and the iconic South West Coast Path passes close by.

DESCRIPTION:

This substantial and exciting investment opportunity is available immediately by way of private treaty.

The development comprises nine purpose-built apartments (2010) plus one converted from a former retail unit (circa 2017), arranged over two floors. The building has a distinctive "wave" form roof, rendered elevations, and balconies or terraces to all flats. Each apartment provides open-plan accommodation with two or three bedrooms (most with a master en-suite), and a family bathroom.

A private car park to the rear provides parking for residents.

The block is let in its entirety to Modus Care Limited on a 15 year FRI lease expiring on 31 October 2039, producing a passing rent of £200,000 per annum. There are annual mutual break options and the lease is contracted outside of the provisions of Sections 24 - 28 of the 1954 Landlord and Tenant Act.

A full copy of the lease is available on request.

SCHEDULE OF ACCOMMODATION:

10 apartments, full floorplans are available upon request.

TENURE:

Freehold of the premises. Our clients are open to selling via either an APA or SPA.

PLANNING:

Use Class C3 (residential care home)
With Full Residential Use Permitted

VAT:

The property is not elected for VAT therefore no VAT is payable on the purchase price.

**LEGAL COSTS:**

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property range between C (77) and B (82).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

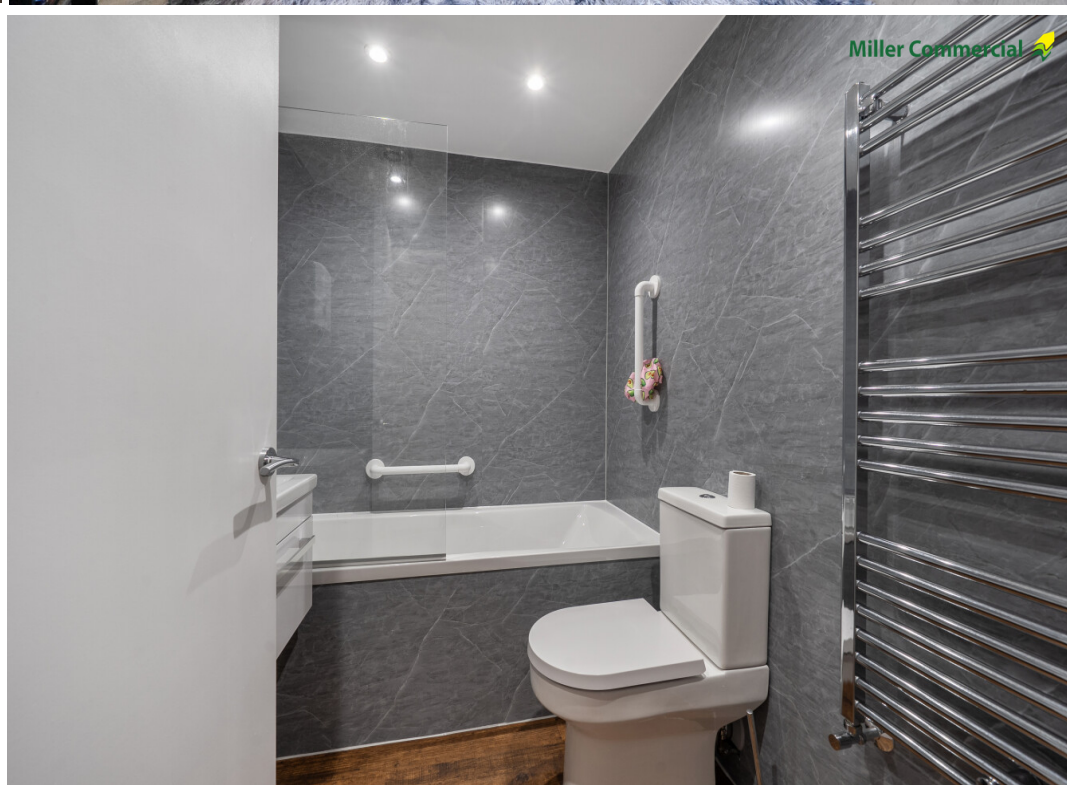
Jonny Bright on 01872 247022

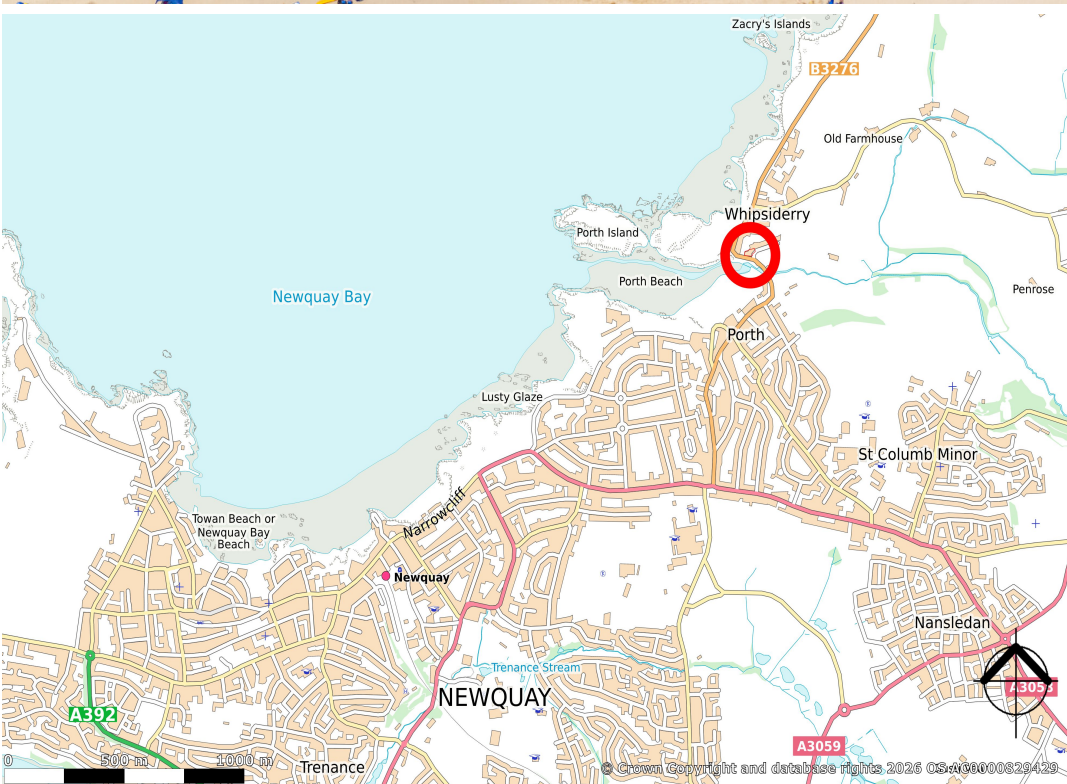
Email jb@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830

Email ed@miller-commercial.co.uk



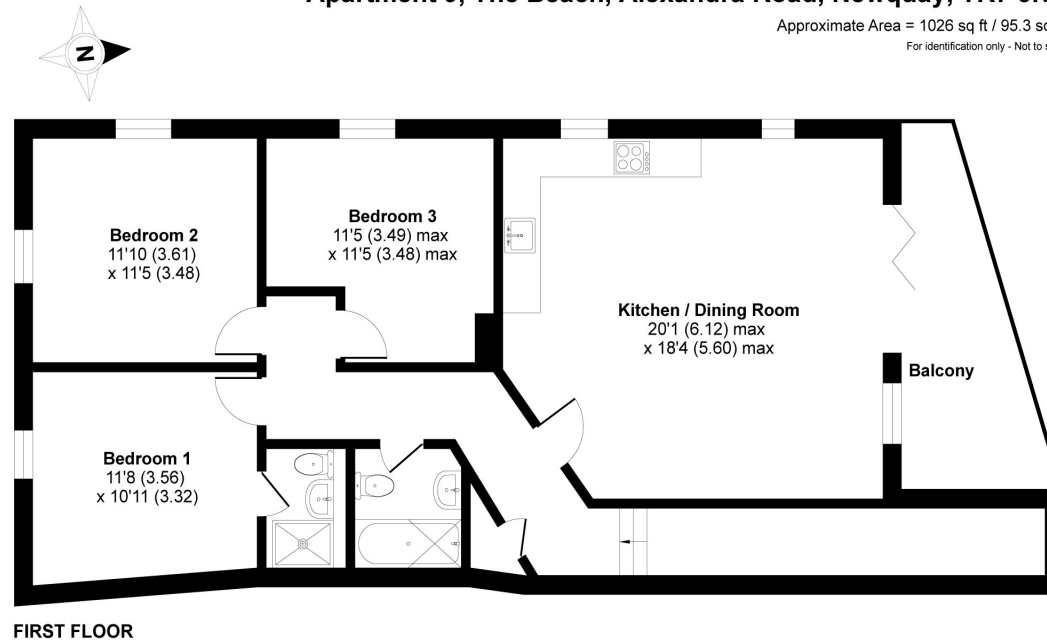




Apartment 9, The Beach, Alexandra Road, Newquay, TR7 3ND

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale

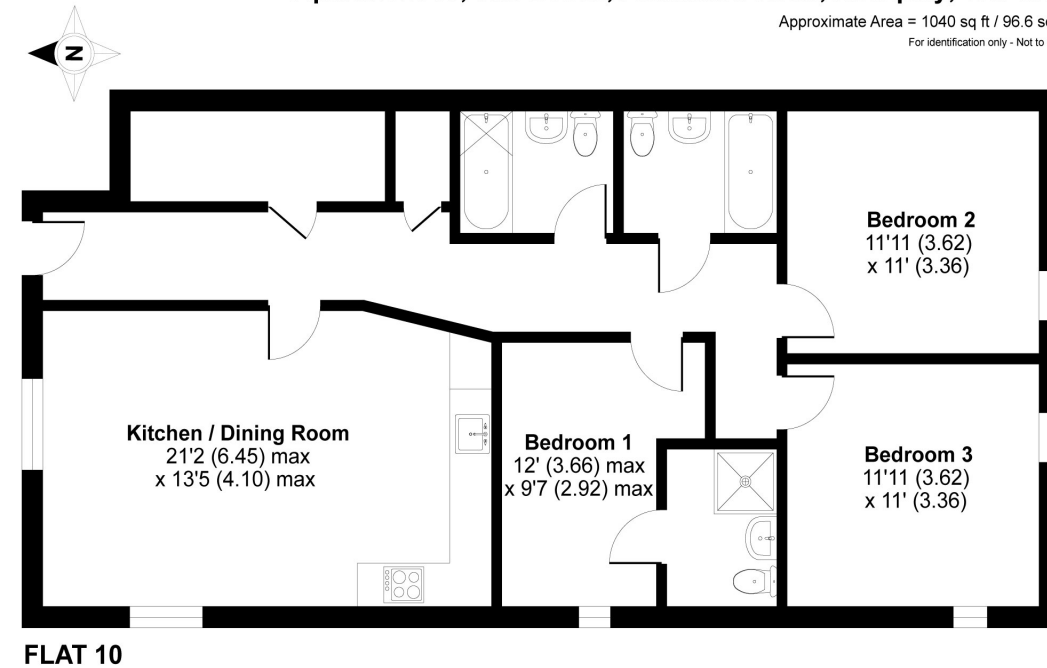


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Miller Commercial LLP. REF: 1496175

Apartment 10, The Beach, Alexandra Road, Newquay, TR7 3ND

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale

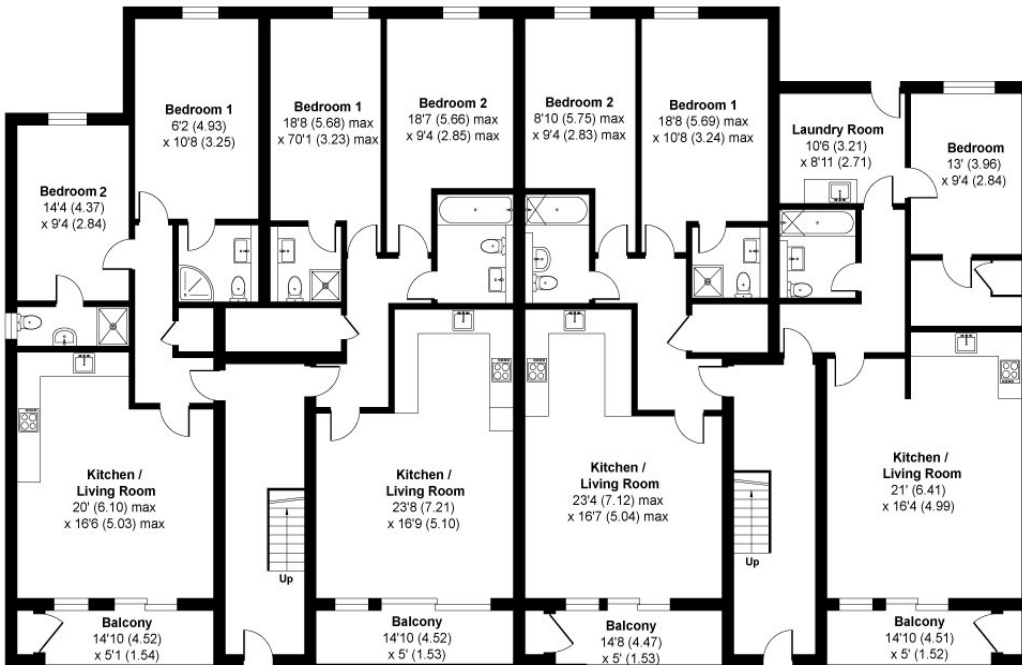
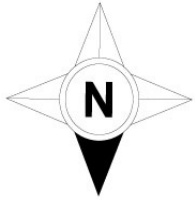


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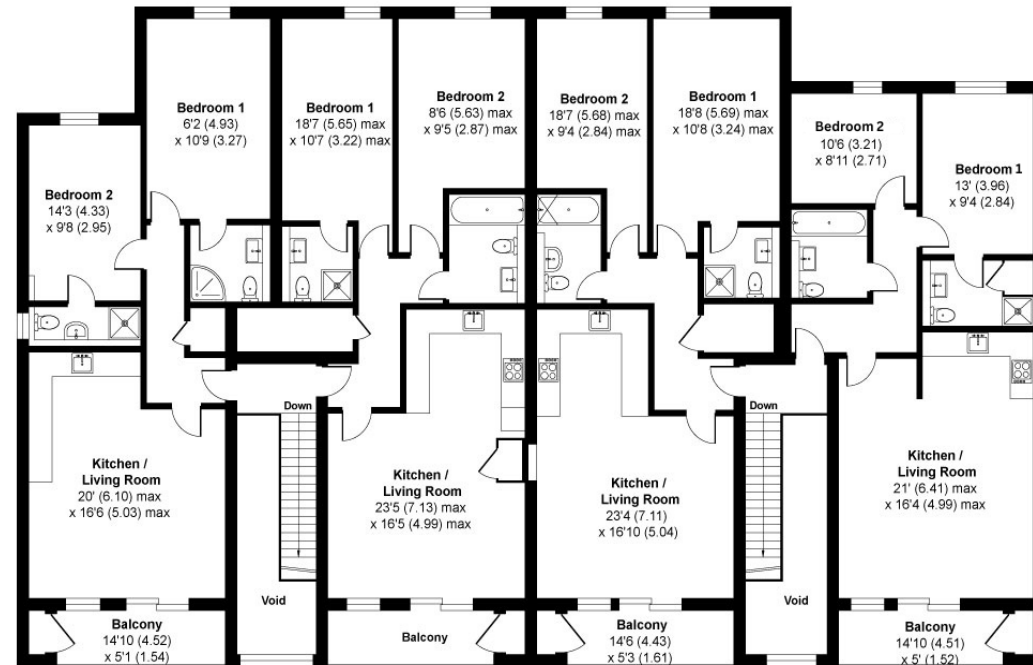
The Beach, Alexandra Road, Newquay, TR7

Approximate Area = 7288 sq ft / 677 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR 1 / 2



FIRST FLOOR 1 / 2



View over Porth Beach from Apartment 8

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