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Cove Holidays

Praa Sands, Cornwall TR20 9TQ

- An outstanding home and income/leisure investment opportunity enjoying a “front row” position in Praa Sands taking in some quite superb sea and beach views
- Three extremely well-appointed bungalows, one having full residential consent and the other two all year round holiday use
- The two holiday bungalows offer open-plan living room with dining area and kitchen, two bedrooms (master en-suite) and bathroom wc. The larger full residential bungalow offers an open-plan living room with fitted kitchen, three bedrooms (master en-suite) and family bathroom wc
- Each property has a pleasant garden, ideal for al fresco dining and access to a parking space
- All three properties are currently used for holiday letting, collectively producing a turnover approaching £120,000 per annum
- Cove Holidays offers an excellent lifestyle opportunity in a Grade A location with some of the finest sea and beach views that West Cornwall can offer

FREEHOLD

GUIDE PRICE £1,250,000

SOLE AGENT



LOCATION

Cove Holidays offers an enviable, "Grade A" location in Praa Sands, taking in some quite superb sea, coastline and beach views. Praa Sands is a much sought after location on Cornwall's south coast with a very popular mile long sandy beach backing onto sheltering dunes.

The coastal village boasts a number of amenities including a golf course and leisure centre for members; a range of independently owned shops and just moments away are the beachside Stones Reef Beach Bar and The Welloe, both taking in the outstanding beach and seascape.

Praa Sands is well located between the towns of Helston and Penzance and is a short drive from the popular harbour village of Porthleven, which includes a number of outstanding eateries.

DESCRIPTION

This outstanding home and income/leisure investment property is certainly a rare opportunity where owners and guests alike can take a short walk to one of Cornwall's most popular sandy beaches and beachside amenities.

Cove Holidays offers three adjoining bungalows, one 3-bedroom and two 2-bedroom, where the 3-bedroom bungalow has full residential consent and the other two, all-year-round holiday use.

Briefly the properties comprise:-

Rock Pool offering an L-shaped living room enjoying a stunning dual aspect towards Praa Sands beach, the ocean and coastline beyond; fitted kitchen; two bedrooms (master en-suite) and a further bathroom wc.

Beach is mid-terraced with an open-plan living room with glazed sliding doors offering sea views; fitted kitchen; two bedrooms (master en-suite) and a further bathroom wc.

Cove is the largest of the three properties with an open-plan living room; fitted kitchen; three bedrooms (master en-suite) and a further bathroom with bath, separate shower, hand basin and wc. This property also includes an outside pod, providing a pleasant, sheltered area to take in the wonderful views.

THE BUSINESS

Our clients, looking to sell due to retirement planning, offer all three bungalows on a holiday let basis and the trading profit and loss accounts for the last two years show an average turnover in the region of £120,000 producing good levels of net profitability.

In the normal manner, further accounting information will be made available to seriously interested parties following a viewing appointment.

Obviously, some prospective purchasers may wish to live on-site in the 3-bedroom bungalow with full residential consent, which would obviously reduce turnover.

SERVICES

Services connected to the premises include mains water and electricity with private drainage. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The properties have a Rateable Value of £8,400 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

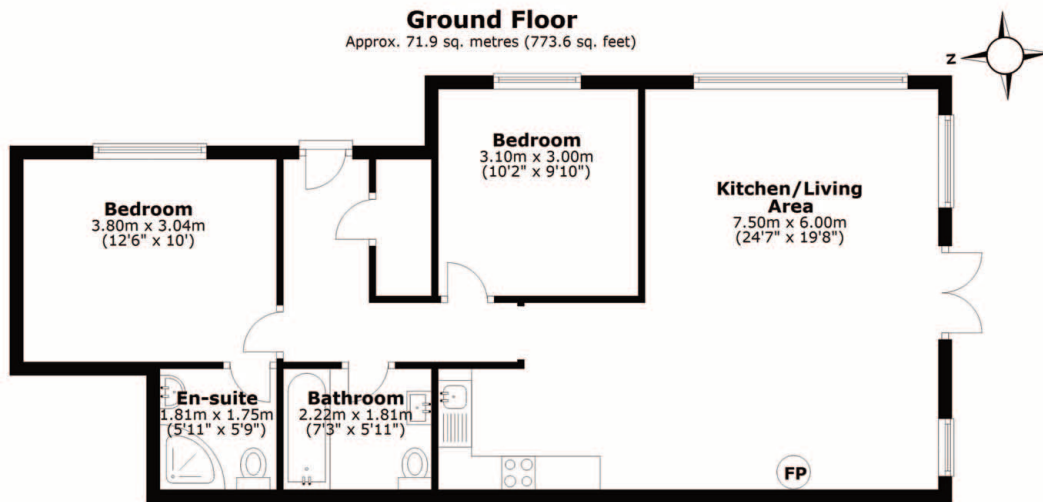
ENERGY PERFORMANCE CERTIFICATE

The properties have EPC Ratings of E, F & E under Certificate Reference Numbers 0310-2219-5390-2474-5475, 7298-3034-5209-2514-4200 and 0380-2509-0390-2474-7415 for The Rock Pool, The Beach and The Cove respectively.

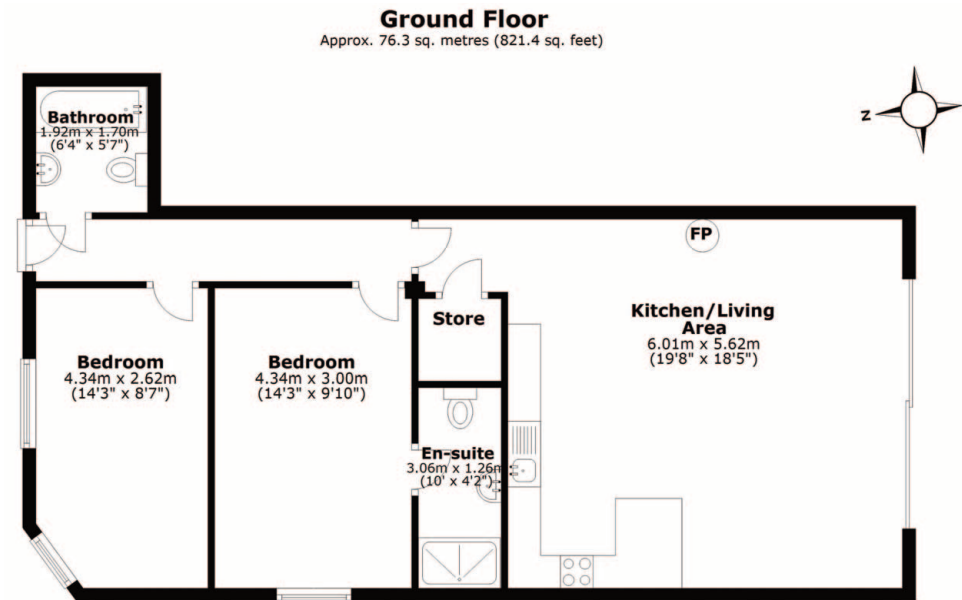
VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

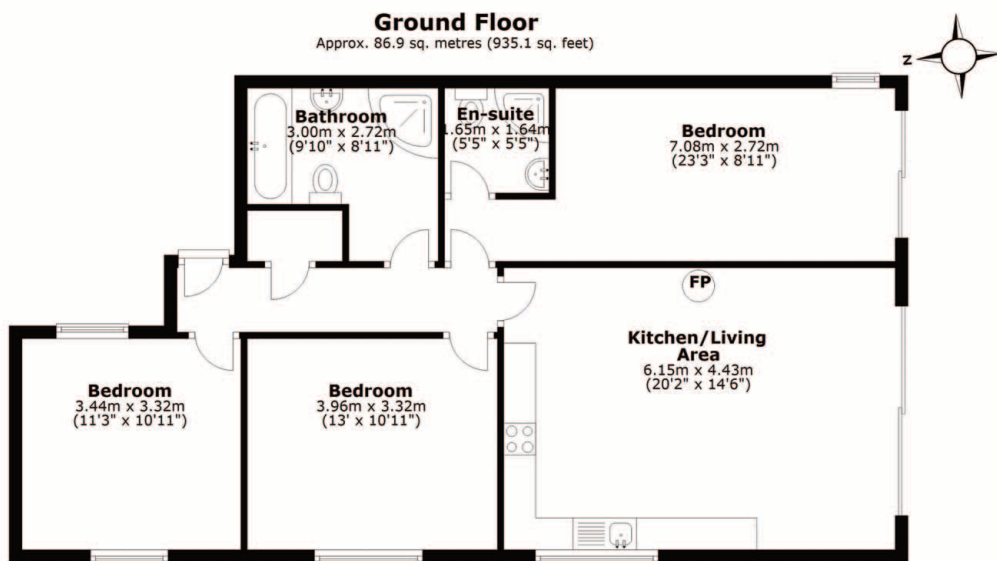




1 The Cove, Sydney Cove, Praa Sands



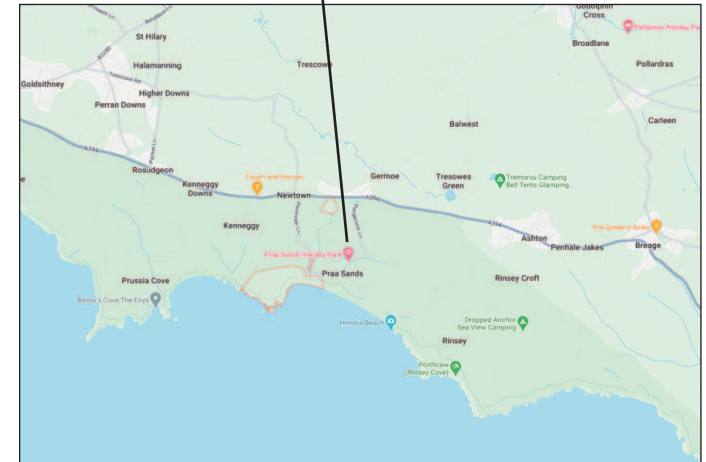
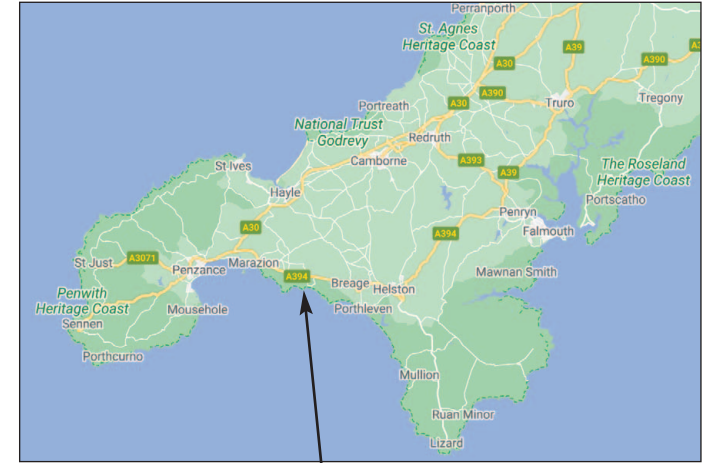
2 The Cove, Sydney Cove, Praa Sands



3 The Cove, Sydney Cove, Praa Sands







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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.