

Ref: NEY210286

11th March 2024

Re: Trewinda Lodge, 17 Eliot Gardens, Newquay, Cornwall, TR7 2QE

Dear Adam Toy,

Further to your request to provide an overview of the marketing that we have carried out on the above property.

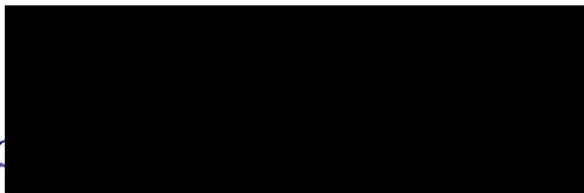
The property has been trading as a Guest House for 24 years with the current owners, who purchased the property in 1999 as a guest house from the previous owners.

We have approached the whole market targeting a wide range of buyers, 139 applicants on our mailing list requested a brochure, 3,624 people have looked at the property on Rightmove in the last 120 days.

Our marketing commenced on the 8th March 2023, and was available to see on the Rightmove and Zoopla websites from the 15th March 2023, with an asking price of £700,000, the asking price was reduced to £675,000 on the 6th April 2023. We have carried out 13 viewings, with no offers, up until Kastel Property offer was accepted in February 2024. There has proven to be little interest from buyers interested in pursuing a home plus income Guest House venture in the current market.

Hopefully the above provides you with the background information you require, but if you need anything further please don't hesitate to contact me.

Yours sincerely,



Stuart P Harding FNAEA

Branch Manager, Estate Agents

70 East Street, Newquay, Cornwall TR7 1BE