



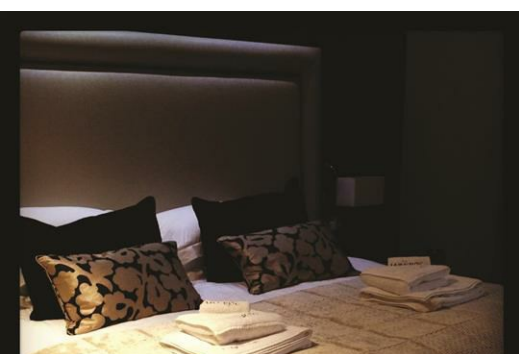
## The Llawncroc, Newquay, Newquay, Cornwall, TR7 1TY


INVESTORS\*\* The Llawncroc Newquay hotel offers investors the opportunity to purchase individual hotel units that will not only provide the security of property ownership, but will also provide an income generating asset from day one. The management company will take responsibility for the day-to-day running of the hotel and each room, making this a completely hassle-free, passive investment.


- ‡ Located in one of the premier tourist towns in the South West
- ‡ 9% per annum guaranteed return for 3 years
- ‡ Income generating from day one
- ‡ Property ownership - 195 year Leasehold
- ‡ Fixed management arrangement from year 4 to year 10
- ‡ Guaranteed exit strategy at 105% of the purchase price from the end of year 5
- ‡ Guaranteed exit strategy at 110% of the purchase price from the end of year 10
- ‡ Fully managed properties
- ‡ Reserve for only £2,500 – Exchange and Complete straight away
- ‡ Finance options available

The Llawncroc Newquay hotel is situated in a prime seafront position on the well-known Narrow-cliff promenade and will be operational from Spring 2017 after undergoing a major renovation and refurbishment. The transformation starting in Q2 2016 will fully modernise the hotel externally and internally:

- ‡ 82 en suite bedrooms/suites: single, double/twin, triple and family – with a limited number offering a balcony
- ‡ Modern and high quality furniture, fixtures and fittings
- ‡ New facilities will include:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>		