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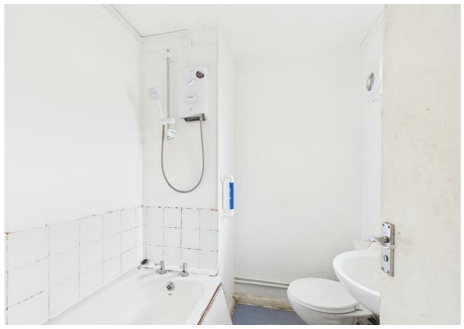
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auction



















7, 17, 25, 27, Pendarves Flats St. Clare Street, Penzance, Cornwall, TR18 2PL

Auction Guide Price £100,000 +++

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold INVESTMENT OPPORTUNITY comprising 4 x STUDIO FLATS just moments from WC HOSPITAL | Ex Rental for COSMETIC UPDATING | Scope for £28k + pa INCOME

7, 17, 25, 27, Pendarves Flats St. Clare Street, Penzance, Cornwall, TR18 2PL

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7, 17, 25, 27, Pendarves Flats, St. Clare Street, Penzance, Cornwall TR18 2PL

Lot Number 50

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £100,000 - £125,000 for this lot.

THE PROPERTIES

A Leasehold portfolio comprising 4 self contained studio flats in this purpose built block just moments from West Cornwall Hospital.
3 x Ground floor and 1 x Second floor.
Each flat consists of open plan living/bedroom space, a separate kitchen and a bathroom / shower room.
All flats sold with vacant possession

Tenure - Leasehold
Council Tax - A | A | A | A
EPC - D | C | D | D
Management Fees - Service charge £487.14 pa (per flat) | Buildings insurance £73.28 pa (per flat)
Lease length - New 999 year Leases
S157 - None

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

INVESTMENT CLOSE TO HOSPITAL | £28,800 PA

The flats have excellent rental potential being adjacent to West Cornwall Hospital and close to the Town Centre.
NB - There will be a clause in the lease that the flats cannot be used for holiday / short term letting but can, with prior consent, be used for residential letting on a APT.
Permission will be required for the keeping of pets.

Local agents advise the potential rental income for the renovated studios is £600 pcm
Total potential income £28,800 pa

EX RENTAL | COSMETIC UPDATING

The properties have been let for many years and would now benefit from cosmetic updating but with scope for investment or break up in this popular central location.

LOCATION

Penzance is a picturesque coastal town located in the far southwest of Cornwall. Nestled between the rugged cliffs of the Cornish coastline and the calm waters of Mount’s Bay, Penzance boasts stunning views of St. Michael’s Mount, a medieval castle-topped island linked to the mainland by a causeway. Known for its mild climate, the town enjoys lush subtropical gardens, palm trees, and a rich history that stretches back to the early medieval period. The town itself is a charming blend of old and new. Narrow, cobbled streets wind through areas of historic architecture, with Georgian and Victorian buildings lining the town centre, while the busy harbour area gives a sense of Penzance’s maritime heritage. The town's seafront promenade, with its Victorian architecture, offers a peaceful spot for walks, with views across the bay to the distant horizon. With its relaxed pace of life, vibrant arts scene, and unrivaled natural beauty, Penzance remains a beloved destination for tourists and locals alike, offering a perfect blend of Cornish charm, history, and coastal allure.

DIRECTIONS

From Penzance town, proceed to the top of Causewayhead. Cross over the road and continue up St Clare Street with the car park on your right-hand side. Continue across the roundabout and Pendarves Flats will be found on the right hand side.
If using What3words:- reckoned.hints.prominent

SOLICITORS & EXTENDED COMPLETION

Sarah Matthew
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EXTENDED COMPLETION

Completion is set for 8 weeks (or earlier subject to mutual consent)

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.
We will send you an email and text to confirm the appointment time and the full property address.
Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Press the GREEN button to "Download Legal Packs"
For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when they are uploaded.
You will be automatically updated by email if any new information is added.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,750 + VAT (£2,100 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.
Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM
The form can be found on the Hollis Morgan website on the individual auction property listing.
Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.
In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.
Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.
The "Register to Bid" button can be found on the auction home page or on the individual lot listings.
Please note this function is not available on Rightmove

or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2027 CHARITIES OF THE YEAR

Hollis Morgan are proud to be supporting two amazing charities in 2027 - Bristol Schools Rugby Union & Deki.

Deki is a Bristol based international development charity transforming the lives of people living in extreme poverty. Founded in 2008 by Vashti Seth, Deki works alongside local partners in Togo, West Africa, to empower women and help rural communities build resilience to poverty and climate change. Through safe drinking water, clean cookstoves, organic farming cooperatives, and education, Deki has already positively impacted over 300,000 lives.

Bristol Schools Rugby Union (in association with Bristol Bears) oversee and support rugby in all schools in the Greater Bristol area. BSRU provide school rugby development opportunities and County level fixtures for secondary Boys and Girls, including playing fixtures at U18s against the leading Independent Schools in our region such as Clifton College, BGS, QEH, Collegiate and Millfield.

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Digital Markets, Competition and Consumer Act 2024 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.