

# ANDY KING REMOVALS AND STORAGE, ST IVE, LISKEARD, PL14 3LX



- REMOVALS & STORAGE BUSINESS
- TWO UNITS 885 SQM (9,500 SQ FT)
- LOCATED IN SE CORNWALL
- FIVE REMOVAL VANS
- CONSISTENT SALES & PROFITS
- NEW LEASE AVAILABLE
- GENUINE RETIREMENT SALE

**GUIDE PRICE £49,950**  
**FREEHOLD**

## Miller Commercial

The business property specialists



## SUMMARY

REMOVALS & STORAGE BUSINESS  
TWO UNITS 885 SQM (9,500 SQ FT)  
LOCATED IN SE CORNWALL  
FIVE REMOVAL VANS  
CONSISTENT SALES & PROFITS  
ALSO AVAILABLE FREEHOLD  
GENUINE RETIREMENT SALE

## LOCATION

The business is located a few miles to the NE of Liskeard, a busy small town, with national and niche retailers, train station and secondary / tertiary education and is the largest town in SE Cornwall. We are advised the business both locally and nationally.

## PROPERTY

The principal assets are two clear span open portal frame units, built in 1999 and 2006 on a site area of c. 0.62 of an acre, with space to expand either unit or make an addition, with space for the vehicles and an office. Our clients are currently building a residential property adjacent to the site and will therefore retain an access from the entrance to the site.

## BUSINESS

We understand the business has been trading for 30+ years and has built up a strong reputation within the locality and indeed has many returning customers. The income split is derived from c. 65% removals, 32% storage and 3% other (packing etc). The business is now being sold due to retirement and is principally run by our clients with 1 other full time and several part time members of staff.

In terms of the trade, the most recent P&L available (December 2017) shows sales of £192,190, with a Gross Profit (after wages of £58,586) level of 67% and an adjusted net profit of £41,697 (after all overheads including new market rent), further Accounting information will be made

available to interested parties.

Website : [www.andykingremovals.co.uk](http://www.andykingremovals.co.uk)

## THE ACCOMMODATION COMPRISES (all areas and dimensions are approximate)

Unit 1 (2006)

10m x 40m : With a roller shutter opening, clear span open portal frame with insulated walls and ceiling, concrete floor, power and light. 70 (Seventy) 250 cu ft wooden storage containers.

Unit 2 (1999)

10m x 14.67m : We are advised this part of the building has Retail consent, having previously been used for the sale of antiques. Plus 10m x 33.8m, with a sliding door and two door openings, clear span open portal frame with insulated walls and ceiling, concrete floor, power and light. 30 (Thirty) 350 cu ft and 23 (Twenty Three) 250 cu ft wooden storage containers.

Office : 6.83m x 2.29m, power and light, 2 telephone lines, fibre broadband, 3 windows and door to front and side.

## VEHICLES

1 x 7.5 ton DAF Removal Trucks, with rear entrance (2005)

1 x 7.5 ton Renault Removal Truck, with rear and side entrances (2002)

2 x 3.5 ton Ford Transit Vans (2006 and 2009)

1 x Ford Connect Van (2005)

## THE SITE

The site extends to approximately 0.62 acre of level ground. The site area will extend to 6m off the side and 15m of the top of Unit 2, an indicative plan (subject to being registered with Land Registry) is available upon request.

The site has a legal access over the driveway, suitable for the removal vehicles, which is to be retained by the owners, allowing them access to a





new build property under construction.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## TENURE - FREEHOLD / LEASEHOLD

Available with a new renewable commercial Lease with a passing rental of £25,000 per annum, other terms open to negotiation. Also available Freehold at £399,950.

## ENERGY PERFORMANCE CERTIFICATE

Not applicable.

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value.

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## LEGAL COSTS

Each party to bear their own.

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## CONTACT INFORMATION

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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