



**POLKERRIS HOLIDAYS, POLKERRIS, PAR, ST AUSTELL,
PL24 2TL**

£295,000

Miller Commercial 
The business property specialists



SUMMARY

COASTAL STATIC CARAVAN SITE (7)
CLOSE TO POLKERRIS BEACH
NEW COMMERCIAL LEASE
ALL VANS TO BE SOLD EQUIPPED
CONSISTENT SALES & PROFIT (CIRCA £50,000 PA)
GENUINE REASON FOR SALE
EPC: N/A

LOCATION

Polkerris Holidays is located in the pretty village of Polkerris, overlooking St Austell Bay, which has a stone quay providing shelter. The beach is located approximately 2 miles west of Fowey and 6 miles from St Austell. The sandy beach is ideal for families, with facilities including a slipway, water sports centre, a pub and a seafood restaurant and takeaway cafe.

Businesses in prime coastal locations such as Polkerris offer a rare opportunity.

THE PROPERTIES

The business is to be sold with 7 fully equipped static caravans (full inventory of chattels for each caravan is available upon request): the static caravans are as follows:-

2 x Atlas Gemini Excel 28ft x 10ft (February 2012)

5 x Atlas Florida Excel 28ft x 10ft (February 2013)

There is also a utility and laundry unit, housing a washing machine, tumble dryer and shared equipment such as sun umbrellas, DVDs and barbeque tools.

THE BUSINESS

We understand a holiday business has been established on this site since the late 1950's, which has been in our clients' tenure since March 2008 who are now wishing to sell to pursue other business interests.

The Site Licence allows the business to trade from Easter through to October and is principally run by our husband and wife clients, with some part-time cleaning assistance on the changeover (Saturday).

We are advised the turnover is in the region of £82,000 per annum (not VAT registered), which after all expenses produces a net profit attributable to our clients in the region of circa £50,000 per annum. At the time of writing we are awaiting the most recent years Profit and Loss Account, which will of course be made available to interested parties to a viewing appointment in the normal manner.

For further details regarding our clients' business please see their website www.polkerrisholidays.co.uk

TENURE - LEASEHOLD

The site is owned by the Menabilly Estate (which owns the village of Polkerris) and we are advised the site will be made available to a purchaser with a new 15 year lease (excluded from the Security of Tenure Provisions) with a rental to be agreed, based on the current tenant's rental payment of £8,550 per annum.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

INVENTORY

A detailed Inventory of all loose chattels and equipment for each caravan is available upon request.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

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

Western Power: 0845 601 2989
South West Water: 0800 169 1144

STOCK

Not applicable.

VALUE ADDED TAX

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

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

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



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.



