



**TREVEAGUE CAMPSITE, GORRAN, ST. AUSTELL, CORNWALL,
PL26 6NY**

EPC'S: E108 & C55

£975,000

Miller Commercial



The business property specialists



COASTAL TOURING SITE LICENSED FOR 80
8 ACRES, ADJACENT TO COASTAL FOOTPATH
PLANNING PERMISSION FOR 4 BEDROOM HOUSE
PROFITS OF £102k PA
WELL EQUIPPED & PRESENTED THROUGHOUT
RARE LEISURE & HOME OPPORTUNITY
EPC'S: E108/C55

LOCATION

Treveague Campsite is situated in the pretty hamlet of Treveague Farm, an ancient former farmstead, with a number of period properties and of course the campsite. The nearby village of Gorran Haven has all the usual amenities for the guests to enjoy and the site looks seawards towards Penare and Chapel Point and is close to numerous beaches, the pretty harbour towns and villages of Fowey, Mevagissey and of course is close to the Eden Project and Lost Gardens of Heligan.

A major boom in the site is that it is adjacent to the coastal footpath which has access to two family beaches, namely Vault and Hemmick, making this a very popular location for those wishing to explore the beautiful inland countryside and of course some of the county's finest beaches.

THE PROPERTY AND BUSINESS

We understand a campsite is operated at Treveague for more than 60 years and has been in our clients' tenure since December 2017, who are now selling due to other business opportunities away from this sector.

During our clients' tenure they have improved the property in terms of the infrastructure, the trading accounts (see below) and most notably the gaining of Planning Permission for the construction of a superb 4 bedroom reverse level dwelling, which will provide a wonderful family home with far reaching country and coastal views (copies of the Permission and house are available upon request).

The site extends for approximately 8 acres (to be independently verified by interested parties) which has a Site Licence for 80 pitches, of which 47 have electric hook ups and 33 are non-electric. A copy of the site layout is available upon request and they can be viewed via our clients' website www.treveaguefarmcampsite.com.

In terms of the trade, our clients trade on a seasonal basis and therefore their turnover for the most recent year (2019 season) was £200,463, with a gross of 71.4% and an adjusted net profit of £102,760 (after deducting all overheads), further accounting information will be made available to interested parties.

In summary, this really is a beautiful seasonal touring site which is well equipped and provides many facilities for guests, in one of the county's foremost coastal locations and with the opportunity to build a wonderful family home.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

THE CAMPSITE

As previously mentioned the site extends to approximately 8 acres (to be independently verified by interested parties), trades from the 1st April through to the end of September by choice and site facilities include an enclosed play area and wooden fort and grassed areas for people to enjoy games etc. We are advised Treveague Farm is very much a family friendly site which enjoys 70 to 80% levels of repeat business.

SHOWER/ABLUTION BLOCK

Approximately 18m x 9m (gross external area).

Wash up area and separate drying room. also, rear laundry room.

Ladies 5 Showers and 4 WC's.

Gents - 5 Showers and 4 WC's

Separate Disabled WC & Shower

1 x Parent/Baby Room (to be completed ahead of the April 2020 season)

CAFE/RECEPTION /SHOP

9.2m x 4.26m. with tiled floor and built-in serving counter, briefly comprising 2 head Futurmat coffee machine, 2 Epos tills, 2 further upright drinks chillers, chest freezer, roll top display cabinet, ice cream freezer. Through to:-

DINING ROOM

9.74m x 5.52m. With concrete floor, window and doors to three sides overlooking the garden, set up for circa 30 covers.

Behind the cafe area:

COMMERCIAL KITCHEN

7.68m X 5.04m. With tiled floor, key commercial equipment including commercial oven, 6 ring gas cooker with 2 vent extraction system over, stainless steel drainer unit, microwaves etc. Through to:-

WASH UP AREA

2.77m x 2.30m. Commercial dish washer, stainless steel drainer unit, door to side elevation.

In the central courtyard access to the:-

BOAT HOUSE

10.62m x 4.13m. Windows to two sides, wooden floor, set up for circa 40 covers and further store/freezer room area of 4.80m x 1.48m.

GENERAL INFORMATION

SITE LICENCE

Reference LI18_000366: Site Licence dated 15th January 2018 allowing for 80 seasonal pitches between 1st April and 30th October, copy available upon request.

PREMISES LICENCE

C2_PL4000004: For the supply and sale of alcohol on and off the premises, copy available upon request.

PLANNING PERMISSION

Planning Permission granted on 30th January 2019 under Planning Application Number PA18/11281 for the construction of a Manager's dwelling house (from previously approved permission PA18/01157), a copy available upon request.

LOCAL COUNCIL

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATES

The reception is E108 and the Shower Block is C55.

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>



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

STOCK

To be taken at valuation.

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



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