



**ATLANTIC FORGE, LENDER LANE, HELSTON, CORNWALL,  
TR12 7HW**

**£429,950**

**Miller Commercial**   
The business property specialists





## SUMMARY

FREEHOLD SEASONAL BEACH GOODS  
RETAIL SPACE 112 SQM (1205 SQ FT)  
LARGE 2 BEDROOM APARTMENT  
T/O C. £113k PA, PROFITS £37k PA  
GENUINE RETIREMENT SALE  
EPC - D79

## LOCATION

Atlantic Forge is situated in the pretty and sizeable village of Mullion, on the Lizard Peninsula, the far South West of Cornwall. Mullion is a sought-after location which has a historic feel with some more modern houses and buildings. There is a secondary school, primary school, a range of shops and public house etc.

The Lizard Peninsula is well known for its dramatic landscape and beaches, several of which are close to Mullion, namely Polurrian and Poldhu, making this a wonderful location to holiday and live.

## PROPERTY

The detached two story property dates back to the 17th century, which had a later first floor extension, to form the owners accommodation in 2007.

The ground floor comprises 112 sq m (1250 sq f) of retail space/stores and with separate access is the sizeable two bedroom apartment on the first floor.

The flat is extremely well presented and provides comfortable living. The retail space is well laid out and large enough to house a very wide range of merchandise.

## BUSINESS

We understand a business has traded on this site since the 1930s and has been in our clients tenure since 2007. The business is concerned with the sale of seasonal gifts and beach wear/equipment, most

notably wetsuits and through our clients choice typically trades Easter through to the end of October, with opening hours of 9 am to 6 pm, seven days per week in the peak season. There is of course scope to extend the season should an interested party wish to do so.

The business is run by our husband and wife clients, plus 2 part-time member of staff in the summer months.

The turnover for the year end March 2019 show net sales (after VAT) of £113,691, with a Gross Profit level of 43.4% and an adjusted net profit of £37,368.

Our clients do not have a website, but do have Social Media. This is a very appealing seasonal business with scope to expand and offers a comfortable lifestyle income.

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

### RETAIL AREAS

An L-shaped retail space with defined areas and staff and stockrooms to the side and rear.

Main retail area with serving counter (with office behind), with slatted shelving on one side and two fitting rooms at the rear.

Secondary retail area with some built-in wooden display shelving and through to small stockroom.

From retail area through to kitchenette, with sink and base unit and a shower/ wc.

To stock rooms with racking and shelving.

Inner lobby, with door to side and stairs ascending to the FIRST FLOOR

## FIRST FLOOR

## OWNERS ACCOMMODATION

With own entrance, (or accessed internally) porch leading into the lounge, kitchen and dining room. Window to the front and two windows to side elevations. Two electric panel heaters. Ample space for sitting and dining.

Kitchen area, slate floor, base units, stainless steel drainer unit, built in four ring ceramic hob, with extraction over.

Bathroom, bath with shower over, skylight, low level wc and pedestal wash hand basin, heated towel rail. Airing cupboard.

Inner hallway with wardrobes (sliding doors)

Double bedroom : Window to rear elevation, fitted wardrobe with mirror.

Double bedroom : Window to side elevation.

NB : We are advised the whole property (including the Apartment) is alarmed.

## OUTSIDE

Area to the front for the display of goods, with secure roller shutter door, giving access to the shop front. When unoccupied for the display of goods, this space reverts to private off road parking for our clients.

## PLANS

NB Plans of Retail areas and Apartment available upon request.

## TENURE

FREEHOLD - Title Plan available upon request.

## GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D79

## 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 is £9,700 . For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

## 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 on Completion and agreed between seller and buyer.

## 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 numbers below.

## CONTACT INFORMATION

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

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

Beverley Northey on 01872 247031 or via email [bn@miller-commercial.co.uk](mailto:bn@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.

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



