

PORTREATH GARDEN MACHINERY, NEW PORTREATH ROAD, REDRUTH, TR16 4QL



- ESTABLISHED (1989) GARDEN SALES / REPAIRS
- C.800 SQM / 8500 SQ FT RETAIL / WORKSHOP
- NET T/O C.£900K PA
- NEW SECURE LEASE AVAILABLE
- GENUINE RETIREMENT SALE
- EOC 117 - E

£125,000 LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

Portreath Garden Machinery Limited (the business) has a prominent location on the B3300 between Redruth and Portreath in West Cornwall and is close to the main A30 East - West arterial connecting route through Cornwall. The nearest conurbation of Camborne, Pool and Redruth has seen significant infrastructural and commercial investment and growth in recent years and is widely regarded as the industrial hub of Cornwall.

PROPERTY & ASSETS

The single storey premises are clear span design of block construction of some c. 795 sq m, or 8,800 sq ft, divided by internal partition into retail / customer areas and workshop / stores / spares and staff areas (see areas below). The business will be sold with all assets named in the area sections and also a Isuzu NGR Grafter Beaver Tail (2013).

BUSINESS

We understand the business has been trading since 1989 and on it's current site since 2003. The trade split is approximately 70% Sales and 30% Repairs, trades all year, with opening hours of 08:30 to 17:00 monday to friday and 08:30 to 12:30 on saturday, run by our client and staff (current schedule available upon request).

The business has consistent sales of c. £900k net pa, which has been in excess of £1.0m in recent years. The clients have a web presence, www.portreathgardenmachinery.co.uk, primarily for information of the range and services they offer, not an online sales platform.

METHOD OF SALE

Sale of Company Trading as Portreath Garden Machinery Limited : Company number 04704408

THE ACCOMMODATION

Retail Sales Area : 22.06m x 14.72m, door to front, serving counter. Customers WC's and internal store. Display area for tools / clothing. Office, leading to inner office.

Workshop : 16.15m x 9.94m, defined working areas, principal equipment ; Cylinder Grinder; Lathe; Pillar Drill; Press and Grinder; Compressor.

Rear Holding / Collection Area : 11.23m x 11.14m, roller shutter door to side, internal stock area.

Kitchen : 5.02m x 2.43m ; Staff Room 2.43m x 4.48m; Office 2.43m x 3.90m

OUTSIDE

Frontage to the B3300, with a grass verge and parking for 12 staff / client vehicles and outside storage of mowers etc.

TENURE

Leasehold : A new Full Repairing & Insuring (Subject to photographic Schedule of Condition) to be Granted to the buyer for an initial term of between 6 and 10 years, depending on the buyers requirements. The initial passing annual Rental is £1100 pcm, rent review to be agreed depending on term. Sections 24 to 28 of the Landlord and Tenant Act 1954 to apply (i.e. automatic lease renewal at tenants request).

GENERAL INFORMATION

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is 117 / E, Expiry March 2029

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 £21,500 . To find out how much business rates will be payable there is a business rates estimator service via the website.

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

We are advised by the clients the property has:-

Mains : Water and Drainage

Electricity : Three Phase Supply

Heating : None

STOCK

To be taken at valuation (cost price) on Completion and agreed between Seller and Buyer.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable. We are advised the property is not Elected for VAT but is Registered for VAT on Sales.

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 or

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.



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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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