

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Celtic Legend Gift Shop, Fore Street, Tintagel PL34 0DA

- PROFITABLE GIFT SHOP IN PROMINENT TRADING POSITION
- E-COMMERCE SALES/WEBSITE
- POPULAR TOURIST LOCATION
- EPC: D92
- SALES IN THE REGION OF £80,000 PA
- OPPORTUNITY FOR GROWTH
- AVAILABLE FOR FIRST TIME IN 13 YEARS
- IDEAL FIRST RETAIL VENTURE

**£249,950 Freehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

Celtic Legend occupies the ground floor of an attractive double fronted property in a prominent trading location on Fore Street, the main thoroughfare through the coastal town of Tintagel.

Famous for its rugged coastline, Castle and links to King Arthur, Tintagel is considered to be one of the most iconic tourist destinations in the South West with nearly 200,000 people visiting the Castle alone in 2015 (The Guardian). Visitors are drawn from all over the world by the Arthurian legends, historic ruins and breath taking scenery.

## THE BUSINESS

The business has been in our clients tenure for the past 13 years and comprises a well presented sales area of approximately 690 sqft, to the rear of which is an office, kitchenette and storage room. The business retails top quality collectables, jewellery, watches, chess sets and gifts with manufacturers and suppliers including St Justin, Sea Gems, Arora Design, Fiesta Studios, AE Williams, Design Clinic, Beer Buddies and many more.

In addition to visitors to the shop, there is an E-commerce business offering on line sales: [www.celtic-legend.co.uk](http://www.celtic-legend.co.uk)

Trading all year round, the business is open between 10am and 5pm from April to October with reduced hours of 10am to 4pm for the remainder of the year. The business is currently operated without the assistance of staff and is ideally suited to a husband and wife team.

Trading accounts for the year ending 31st March 2020 show sales of £45,701 with a 48% gross profit margin and adjusted net profit of £10,715.

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### MAIN RETAIL SALES AREA

11.59m x 5.56m. The shop benefits from two large bay windows to the front elevation for display purposes together with a return window to the side and is well presented and equipped with a built-in counter and electric till and a range of built-in, free standing and wall mounted displays.

To the rear of the shop is a door through to:-

### REAR LOBBY/KITCHENETTE

Single Stainless steel sink with storage below and doors to:-

### STAFF WC

WC, pedestal wash hand basin, window to rear.

### OFFICE

4.144m x 2.12m. Window to rear elevation, wall mounted shelving.

### FIRST FLOOR

We are advised there are residential flats over which have been sold on Long Leaseholds.

### STORAGE ROOM

5.19m x 3.86m. A range of built-in and freestanding shelving for stock storage.

## GENERAL INFORMATION

TENURE : Freehold, subject to Long Leasehold interest if residential flats over (sold away).

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D92.

## 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>

## STOCK

To be taken at valuation



## SUPERFAST BROADBAND

For more information on whether the premises are capable of benefiting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

## 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 either:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk) or

**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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