

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Sandy Shores, Prince Of Wales Pier, Falmouth TR11 3DF

- SEASONAL GIFT SHOP
- ENVIABLE TRADING POSITION ON THE PRINCE OF WALES PIER
- RETAIL SALES AREA OF @ 180Sq. Ft.

- POPULAR COASTAL TOURIST LOCATION
- IDEAL FIRST VENTURE
- SUITED TO A WIDE RANGE OF RETAIL OFFERINGS

**£7,500 Leasehold**



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

### LOCATION

Sandy Shores enjoys a prominent trading position on the Prince of Wales Pier in the popular harbourside town of Falmouth. Located on Cornwall's south coast, Falmouth is a busy University town, famous for its harbour, sandy beaches and wide variety of bars, restaurants and niche retailers.

### THE PROPERTY

Occupying a single storey property, the gift shop extends to approximately 180Sq.Ft with a large display window and extensive wall mounted and free standing shelving.

### THE BUSINESS

The business has been in our clients tenure for the past 6 years and trades from 9am - 5pm Monday to Saturday between March and December, with restricted opening hours during the winter months. There are no staff as the shop is easily manageable for one person, even during the summer months.

The shop retails a wide selection of gifts including mugs, tea towels, key rings, postcards and Cornish novelties but would be equally suited to a wide range of retail offerings. This is Retail only, not catering or sale of hot food.

Trading accounts for the year ending 31st January 2017 show sales of £27, 858 with a 59% gross profit margin. (Further accounting information will be made available to prospective purchasers, following a viewing in the normal manner).

### THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

#### RETAIL SALES AREA 5.51m x 3.04m (18'1" x 10'0")

Large display window to the front elevation with display shelving. Range of wall mounted and free standing display shelves. Free standing wooden dresser. Wooden serving counter. Beamed ceiling. Wood effect vinyl flooring. Ceiling spotlights.

### TENURE - LEASEHOLD

The business is held on a 9 year Cornwall Council lease which commenced 20th October 2015 at a passing rent of £4,005 per annum.

### 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 G171.

### 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.

### CONTACT INFORMATION

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

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

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

**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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