

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Cornwall Kawasaki Centre, Lanner, Redruth TR16 6AS

- HIGHLY PROFITABLE MOTORCYCLE DEALERSHIP
- PROMINENT ROADSIDE LOCATION
- ESTABLISHED FOR APPROXIMATELY 40 YEARS
- EPC: C55
- GENUINE RETIREMENT SALE
- AVAILABLE ON A LEASEHOLD BASIS

Guide price £200,000 Leasehold



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## SITUATION

Cornwall Kawasaki is situated in a prominent position on the busy A393 between the towns of Falmouth and Redruth.

## THE BUSINESS/PREMISES

The business has been established for some 40 years having previously traded as Keith Parnell's Motorcycles which was acquired by our current clients approximately 14 years ago. The business continues to be ranked amongst the top Kawasaki dealerships within the United Kingdom based on sales, customer service levels and market share and our clients have exclusive rights for Kawasaki within the County.

Our clients oversee the day to day running of The Cornwall Kawasaki Centre with the assistance of several highly skilled and experienced full time staff and a full hand over/training package will be included at the point of sale. The business is concerned with the sales of new and used motorcycles in addition to offering a comprehensive range of after care services from their workshop including MOT's. They also stock an extensive range of protective clothing, helmets, parts and accessories that are available to purchase in store or online.

Turnover for the year ending 31st May 2021 was circa £2m With full accounting information being made available subject to a viewing appointment in the usual manner.

For further information about the range of products and services currently offered please visit our clients website [Cornwallkawasaki.co.uk](http://Cornwallkawasaki.co.uk)

## DESCRIPTION

### SHOW ROOM

16m x 15.3m. Well presented open plan show room with space for up to 100 motorcycles although we are advised that the usual stock holding is in the region of 80 units. The showroom benefits from non-slip flooring, desks, commercial heater, vending machines and a staff/customer WC.

### MANAGEMENT OFFICE

3.44m x 3.71m. Windows and door to front elevation, office furniture and computer.

### WORKSHOP

10.6m x 6m. Roller door, 3 Hydraulic Motorcyle lifts, semi automatic tyre changer, assorted work benches, extensive array of tools, diagnostic machine, staff WC and stairs to parts store.

### FIRST FLOOR

### PARTS STORE

5.55m x 5.50m. Floor to ceiling shelving and racking with a window to the side elevation.

### RETAIL AREA

9.69m x 5.52m. Comprehensively fitted with a range of fixed and free standing clothes railing, adjustable wall mounted shelving system, helmet display units, service counter with till, customer wc/changing room.

### OUTSIDE

To the rear of the building is a gated compound for staff parking etc, located within this area are 2 shipping containers which are accessible from the main showroom that provide useful secure storage in addition to housing the Compressor unit.

### AGENTS NOTES

The premises are available on a leasehold basis at a guide price of £395,000 plus stock at valuation with a commencing rental of £30,000 per annum with all other terms to be agreed.

### GENERAL INFORMATION

#### 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 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 and is in the region of £300,000.

### 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 on 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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