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CALLINGTON GARDEN MACHINERY, UNIT 22 BEECHING PARK, KELLY BRAY, CALLINGTON,
CORNWALL, PL17 8OS
REALISTIC OFFERS CONSIDERED £20,000





A successful garden machinery sales and service business with a large rural catchment area - Established circa 25 years, Showroom and Office with Forecourt and Parking, Workshop with Mezzanine Store, New 3 year lease.

THE BUSINESS

Callington Garden Machinery comprises a successful garden machinery business involved in sales, repairs and hire. Established about 25 years ago and in our clients ownership for about 17 years the successful business is now for sale due to ill health. Occupying two units both with electric roller doors, the units are divided into a showroom/sales area with office and a workshop area with WC and Disabled WC. Each unit has a forecourt with parking for about 4 cars on each. The business is run by the owner with a part time driver and operates 5 days a week 0800 til 1730, our client has indicated a willingness to provide a reasonable handover/transition period. The turnover is in the region of £70,000 with a net profit in the region of £16,000 and stock available at valuation in the region of £6,000.



LOCATION

The town of Callington has a population of about 6,000 and boasts a range of local amenities including a medical centre, Tesco supermarket, places of worship, primary and secondary schools, library and bus services. The town has a strong rural catchment.

Callington is a small town situated in East Cornwall, just 11 miles from the market towns of Launceston and Tavistock and only 15 miles from Plymouth city centre via the Tamar Bridge at Saltash.

Kit Hill Country Park is within two miles of Callington and offers countryside walks, panoramic views and landmarks of historic interest. There are also many sporting and recreational facilities available in and around Callington, together with nearby golf courses at Launceston and the internationally famous St Mellion International Resort.

The town of Saltash has a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours).

The beautiful countryside of the Tamar Valley AONB is in close proximity and the city of Plymouth lies within a short drive and boasts a wide range of shopping, educational and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

EPC RATING - E, BUSINESS RATES - TBC

DIRECTIONS

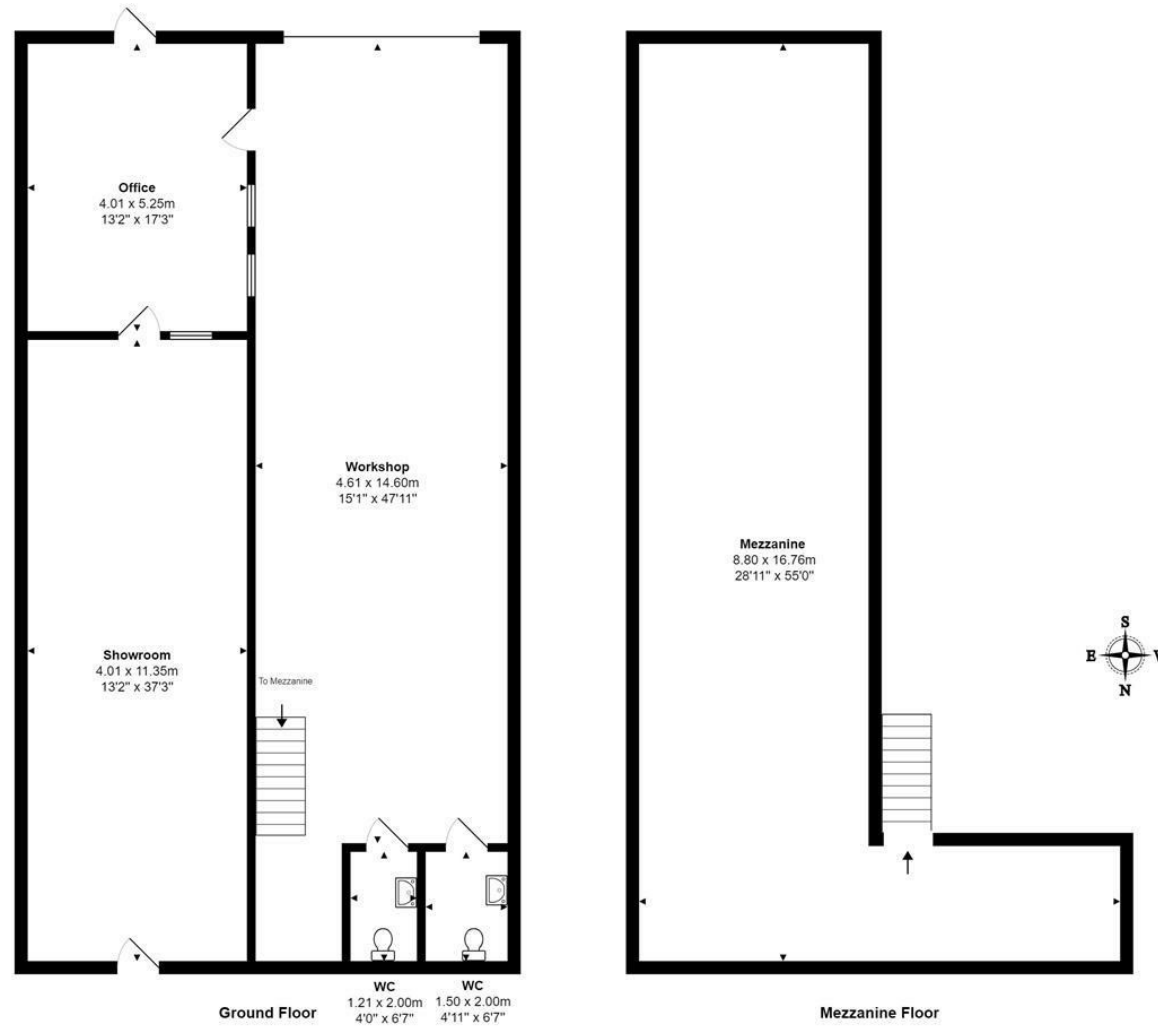
Using Sat Nav - Postcode PL17 8QS

LEASE

The business is available with a brand new three year lease with a rent of £600 per month.







Total Approximate Area - 227.2 m² ... 2445 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.