

Miller Commercial

Chartered Surveyors and Business Property Specialists



Celtic Legend Gift Shop, Fore St, Tintagel, PL34 0DA

A profitable GIFT SHOP in a popular tourist location on the North Coast of Cornwall.

Current turnover in the region of £50,000 pa with huge potential to develop the online sales.

Currently retailing a range of Top Quality Leather Belts: Stainless Steel Display Swords: St Justin - Silver, Bronze and Pewter Jewellery, Pewter Cornish Mining Chess Set, Belt Buckles, Hair Slides etc, (all manufactured here in Cornwall): Mechanical & Quartz Pocket Watches, Celtic & Archibald Knox Mantel Clocks & a range of Whisky, Wine & Shot Glasses, Paper Knives, Cuff Links etc by A E Williams of Birmingham: and much more

- PROFITABLE GIFT SHOP IN PROMINENT TRADING POSITION
- POPULAR TOURIST LOCATION
- TURNOVER £51,246 YE MARCH 2023
- LIFESTYLE BUSINESS OPPORTUNITY
- ADJUSTED NET PROFIT OF £23,000
- EPC: D92

Guide Price: £224,950



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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.

THE BUSINESS

The business has been in our clients tenure for the past 18 years and comprises a well presented sales area of approximately 690 sqft, to the rear of which is an office, kitchenette and storage room.

Currently retailing a range of High Quality Gifts and Collectables, including Top Quality Leather Belts: Stainless Steel Display Swords: St Justin - Silver, Bronze and Pewter Jewellery, Pewter Cornish Mining Chess Set, Belt Buckles, Hair Slides etc, (all manufactured here in Cornwall): Mechanical & Quartz Pocket Watches, Celtic & Archibald Knox Mantel Clocks & a range of Whisky, Wine & Shot Glasses, Paper Knives, Cuff Links etc by A E Williams of Birmingham: and much more.

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 partnership.

Alternatively there could be an investment angle by purchasing the freehold and letting it out either as is or to a new occupier and becoming Landlord.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

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 £13,500.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (92).

CONTACT INFORMATION:

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

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