



JEREMY'S FISH AND CHIP SHOP, 2 MARKET SQUARE, ST. JUST, PENZANCE, TR19 7HF

Jeremy's Fish and Chip Shop is in the heart of the town of St Just in West Cornwall near Sennen and Land's End, one of Cornwall's most famous areas. Our client has overseen a comprehensive schedule of investment into new equipment and this is an ideal turnkey business ready to continue trading from day one of new ownership.

St Just is the most westerly town in mainland Britain and benefits from the tourism boom which Cornwall has experienced in the last few years.

- ESTABLISHED FISH AND CHIP SHOP
- VILLAGE LOCATION IN WEST CORNWALL
- REMAINDER OF 20 YEAR LEASE
- GENUINE REASON FOR SALE
- TURNOVER £194,686
- ENERGY PERFORMANCE ASSEST RATING 'C' (61)

£35,000 Leasehold



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

DESCRIPTION:

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TENURE / LEASE TERMS:

The premises and business are available by way of a lease assignment. A 20 year lease commenced in 2018 and a copy is available upon request. The annual rent is £32,500.

BUSINESS:

Our client has owned the business for many years and due to personal reasons is moving on. Turnover is as below with Profit and Loss accounts available following a conversation with ourselves.

YE April 2023: £194,686

YE April 2022: £187,568

YE April 2021: £97,054 (Covid closure)

YE April 2020: £179,855

VAT:

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

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £10,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (61).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
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