



She Sells Ice Cream Parlour & Cafe, Fore St, Tintagel, PL34 0DA

She Sells occupies an enviable prime location on the centre of the High St in Tintagel, right next to the main car park providing excellent footfall. Serving a delicious menu including Treleavens Ice Cream (which has been a staple for decades), speciality coffee, homemade crepes, smoothies, milkshakes as well as house plants, She Sells is really a 'go to' for sweet treats in the area.

The property comprises a very well equipped and modern single storey unit which has been subject to extensive updating, improvement and refurbishment during our client's tenure and in our opinion is presented in very good order throughout. There is outside seating, with a recent wall mural on the side depicting King Arthur, alongside numerous window illustrations and interior touches that add a fun and contemporary feel to the business.

- RARE OPPORTUNITY IN COASTAL LOCATION
- ICE CREAM PARLOUR & CAFE
- 7 YEARS LEFT ON CURRENT LEASE
- TRADING EASTER - NOVEMBER
- VAST POTENTIAL TO EXPAND
- TURNOVER C.£80,000

£34,950 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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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BUSINESS:

There has been a business on these premises for decades, and owned by our clients for the last 2 years who are selling purely due to their long commute. The owners are willing to do in-depth training for any new owner as they look to pass on this good return, low intensity and enjoyable business.

LOCATION:

She Sells is located adjacent to the principal private car park in Tintagel, close to the coast and King Arthur's Castle. Tintagel is a very popular daytime destination for visitors from the UK and Europe, who come to explore the small town and its many gift shops and the King Arthur mystery. Also, a major boon for the area is the footbridge to Tintagel Castle, which has brought more tourism to Tintagel.

LEASE TERMS:

The premises are available by way of an assignment of the existing lease which commenced in October 2020 for a term of 10 years. The rent is £15,000 per annum and whilst the lease is excluded from the Landlord & Tenant Act of 1954 we understand the Landlord would renew the lease upon expiry.

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 £8,300. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (71).

CONTACT INFORMATION:

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

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