



## THE MERMAID CAFE, CHURCH STREET, GORRAN HAVEN, PL26 6JH

The Mermaid Cafe in Gorrán Haven is an idyllic small business catering for a large following. Located right on the slipway at Gorrán Haven beach this type of seasonal business is rarely available and would be an ideal first business venture, or an expansion for existing operators.

The cafe offers barista coffee, pastries, pasties, picnic food, a selection of alcohol, Callestick Farm ice cream and more tempting treats. The menu caters for all tastes and the owners have built a dedicated following alongside a 4.5\* rating on Trip Advisor, 4.6\* rating on Google as well as Instagram, Facebook and website pages.

- HIGHLY PROFITABLE BEACH-SIDE CAFE
- RARELY AVAILABLE ON THE OPEN MARKET
- TRADING SEASONALLY EASTER - OCTOBER
- IDYLIC LOCATION ON THE ROSELAND PENINSULA
- TURNOVER YE JANUARY 2024 £198,291
- ENERGY PERFORMANCE ASSET RATING 'B' (48)

**Freehold Guide: £350,000**



### LOCATION:

The Mermaid Cafe occupies an unopposed beach side location at Gorrán Haven which is a picturesque fishing village which includes a fish and chip & gift shop, village stores and hairdressers. Gorrán Haven is situated equal travelling distance from St Austell and Truro and has a large car park which is a gentle 5 minute walk down to the beach providing excellent access to The Mermaid.

### BUSINESS:

The business, run by our clients since 2017 and established in the area since at least the 1960s, has posted an adjusted net profit of approximately £60,000. The business is flat rated for VAT and as such 12.5% of the revenue taken is taken at VAT.

Turnover is as below:

YE January 2024: £198,291

YE January 2023: £187,016

YE January 2022: £198,051

Profit and loss accounts are available on request and the figures there are net of VAT. The business is run by our clients as a limited company, trading above the VAT threshold and assisted by seasonal staff in the busy summer months.

### PREMISES:

The business premise is a single-storey unit with service area and a well equipped kitchen with storage to the rear. Our clients' have made the most of the space and it operates as an efficient takeaway business for the village. The premises measures approximately 41.2 sq m (443 sq ft).

### 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 £3,450.

### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is 'B' (48).

### CONTACT INFORMATION:

For further information or an appointment to view please contact:

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)



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