

Miller Commercial



Chartered Surveyors and Business Property Specialists



Ayr Supply Stores, 10 Ventnor Terrace, St Ives TR26 1DY

- FREEHOLD RETAIL SHOP (236 Sq Ft)
- CLOSE TO ST IVES TOWN & BEACHES
- CONSISTENT SALES / PROFITS
- WELL EQUIPPED & PRESENTED

Offers in the region of £195,000 Freehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

Ayr Supply Stores is located in a residential area of St Ives and is on one of the main thoroughfares from Porthmeor beach and the Tate Gallery, giving it high levels of visibility. St Ives is one of the most sought after towns for holidaying in the UK.

THE PROPERTY & BUSINESS

The business comprises a lock up ground floor retail shop of c. 22 sqm of 236 sq ft, which is very well stocked and indeed equipped. We understand a business has traded on this site since the 1930's, has been in our clients tenure for the last 8 years and is now being sold due to other business commitments.

The business has built up a good customer base and specialises in wholefoods and locally sourced produce.

The business trades all year and opens between 6am and 6pm, extending to 9pm in the summer 7 days per week, closing at 1pm on Sunday in the winter. The business is principally run by our clients with some part time assistance. We are advised the newsbill is in the region of £1400 to £1800 per week in the off season, rising to £2000 to £2200 per week in the main season.

We are advised the business has in excess of 50 private household accounts and 10 hotels, for which a delivery service is provided.

We are advised the turnover for the year end April 2020 is £247,434, with a Gross Profit level of 33,2% And produces an adjusted net profit of £79,352

THE ACCOMMODATION COMPRISES

RETAIL AREA

5.31m x 3.99m (max) : Door and window to the front. A well equipped area, with price edged shelving and chiller cabinets. Till area.

OUTSIDE

Area to the front for display, approx 4m x 4m.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C72.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

NB - We are advised no Business Rates are payable on this property / business.

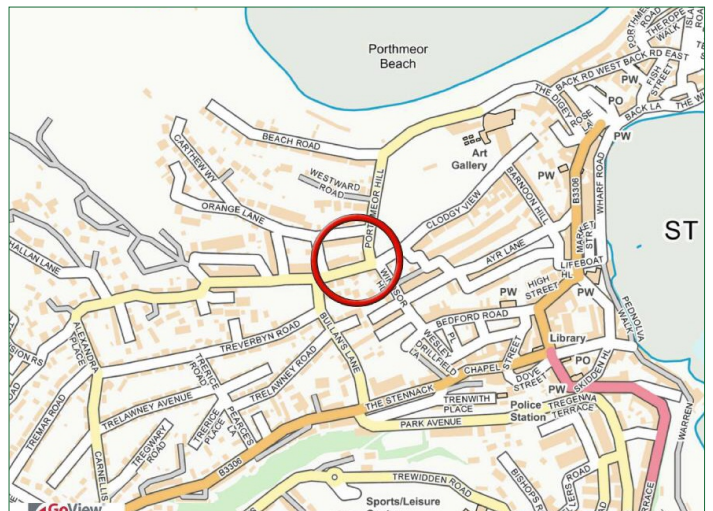
SERVICES

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

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

STOCK

To be taken at valuation.



VALUE ADDED TAX

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

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact :-
Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk
or Paul Collins on 01872 247019 or via email pc@miller-commercial.co.uk

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.



Miller Commercial

