

MOUNT AMBROSE POST OFFICE AND STORES, 84 MOUNT AMBROSE, REDRUTH, TR15 1QR



- WELL EQUIPPED CONVENIENCE STORE & POST OFFICE
- OWNERS 2/3 BEDROOM FLAT
- 2 X 1 BEDROOM LETTING UNITS
- PROMINENT ROADSIDE LOCATION
- EPC: C62

GUIDE PRICE £325,000
FREEHOLD

Miller Commercial

The business property specialists



LOCATION

Mount Ambrose Post Office & Stores is situated on the edge of thriving town of Redruth which has seen significant investment in recent years in both commercial and residential development with the property being located close to a number of large industrial estates and residential housing developments.

THE BUSINESS

The business is operated by our client with the assistance of 2 part-time staff with the current opening hours being from 6.30am to 6pm Monday to Friday, Saturdays 7am to 6pm and Sundays 7.30am to 1pm. Accounts for the year ending 31st March 2018 show sales of £125,105. Accounting information will only be made available subject to a viewing appointment in the usual manner.

THE PROPERTY

The property comprises a well equipped retail sales area, a spacious 3 bedroomed owners apartment with the added boon of 2 x 1 bedroomed letting units.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

RETAIL AREA

9.38m x 7.18m. Tiled flooring, comprehensive range of fixed and free standing shelving, CCTV, upright freezer, large bottle fridge, additional bottle fridge. Service counter with inset chilled display, stainless steel sink and drainer, a selection of base and wall cupboards, meat slicer, heated cabinet, cash register cigarette cabinet, document shredder and Post Office Counter.

STORE ROOM

Shelving and safe.

FIRST FLOOR

Owners Apartment

KITCHEN

4.04m x 3.63m. A selection of base and wall cupboards, circular sink and drainer, wall mounted boiler, Range Master oven.

LOUNGE

4.26m x 3.77m. Laminate flooring, bay fronted window to front elevation.

OFFICE/BEDROOM 3

Internal window and radiator.

BEDROOM 1

Double bedroom with bay window and radiator.

BEDROOM 2

Double bedroom with bay window and radiator.

BATHROOM

Comprising corner bath, heated towel rail, hand wash basin, close coupled wc and shower in corner cubicle.

LETTING UNITS

The Annexe comprising lounge, kitchen and bed sitting room currently generating £550 per calendar month.

Flat 2 comprising double bedroom, bathroom, kitchen and lounge generating £450 per calendar month

OUTSIDE

The Post Office and Stores benefits from off road parking for customers and the owners alike.

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 C62

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.

PREMISES LICENCE

We understand the business currently holds a premises licence in respect the sale of liquor for consumption off the premises.

BUSINESS RATES

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

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:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** 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.

VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED
MILLER COMMERCIAL
 Cornwall's Most Active Agent
 8th Year Running



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
 • Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
 Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

Miller Commercial

