



GARRISON CAMPSITE, GARRISON, ISLES OF SCILLY, TR21 0LS

£1,025,000

Miller Commercial



The business property specialists



SUMMARY

- ❖ Campsite (with 10 electric hook ups)
- ❖ Set within circa 6.87 acres of mature grounds
- ❖ Permission for 120 camping
- ❖ Letting cottages and 5 bed owners
- ❖ Remainder of long lease
- ❖ Rare opportunity with EBITDA of circa £125K
- ❖ EPC D65

LOCATION

Garrison Campsite is as its name suggests situated on the former military garrison, which is an elevated headland and as such has lovely far reaching views over the islands and is a short stroll down into St Mary's.

The Isles of Scilly are a collection of 140 islands, 5 of which are inhabited, approximately 25 miles of the Cornish coastline.

The Island of St Mary's is the largest and most populated and which is the location for the airport and passenger/freight ship.

The Isles of Scilly are very popular for visitors who come to enjoy the timeless beauty of the flora and fauna and the numerous beaches.



PROPERTIES

The site comprises:

- ❖ An owners house (5 bedrooms) set within private grounds
- ❖ 2/3 former Garrison properties comprising:
 - ❖ The Tower
 - ❖ Greystones 1 & 2
 - ❖ Cedar Cottage (built circa 12 years ago)

These are used for holiday letting and occasionally (The Tower) for staff. In addition is the site reception/shop, several stores and 2 shower/laundry blocks.

BUSINESS

Method of Sale: Company Sale, Registration Number 02068373 we understand this campsite has traded since the 1950's, has been in our client's tenure since 1997 and who are now selling due to retirement.

The business trades from the End of March to the End of October and is run by our clients with up to 5 staff (4 full time equivalents in the peak season).

The business predominantly receives enquiries direct (accounting for 90%, with the remainder being online search portals). A major boon of the business is twofold; Garrison is the only public campsite on the Island and does not have 'walk ins'.

All the customers are pre-booked as they are travelling via other means than their own transport, which operate during office hours.

The business is predominantly a campsite, with guests bringing their own equipment, although the clients do have 12 readi-tents (already erected and equipped for the guests) and in addition 10 electric hook ups for those requiring electric for whether a tent or a trailer tent.

There are up to 4 holiday letting cottages (typically 3 used, excluding The Tower).

The Trading Profit & Loss Account for the year end March 2019 show net Sales of £265,312, which produced an EBITDA of £124,650 after deducting all overheads. (Full Accounts available upon request to interested parties).

ACCOMMODATION COMPRISES:

Please refer to the floor plan on page 7.

(All areas and dimensions are approximate).

TOWER COTTAGE

Ground Floor: Entrance porch into kitchen, with a 2 oven Rayburn (blue) which also heats the water, base and wall units and 5 ring gas cooker/oven; dining area, with feature fireplace and views over the garden.

Inner hallway leading to an office; utility; bathroom; bedroom 5 and lounge (with woodburner) leading to conservatory, both with views over the large garden.

First Floor: Bedroom 1; double en suite; bedroom 2 single; bedroom 3 double; bedroom 4 double - some of the first floor rooms have beautiful far reaching views over the Island.

Gardens to 3 sides, offering much privacy.



LETTING COTTAGES (STAFF)

CEDAR COTTAGE

Ground Floor: Entrance hallway; kitchen/dining room, door to rear to patio; bathroom (bath/shower); bedroom 1 twin; bedroom 2 twin.

First Floor: Lounge, with large windows to the side overlooking the Island; bedroom 3 double, en suite shower.

Private gardens.



TOWER

A Grade 2 Listed tall structure, comprising 4 floors, with shower room, kitchen, lounge and bedroom (with balcony overlooking the Island) on ascending floors.



NB - this property is typically used for staff, although it can be let also.

The 3/4 letting cottages are adjacent to the owners accommodation.

GREYSTONES 1 & 2

In a courtyard, with several outbuildings for tent/equipment storage.

Number 1: (Sleeps 6); lounge; kitchen; bedroom 1 double, bedroom 2 twin; bathroom

Number 2: (Sleeps 4); kitchen; lounge; bathroom; bedroom 1 double.

CAMPSITE



We are advised the site extends to 2.78 hectares (6.87 acres), this has not been measured by ourselves.

The mature site has high hedge screening to protect from the prevailing winds and provide a sense of privacy.

The site has space for circa 120 spaces, in addition the 10 electric hook ups, has two shower/ablution and wash up/laundry blocks and a reception and shop.

RECEPTION/SHOP: Retail area, with price edged shelving, upright fridges and drinks chiller, serving counter.

WORKSHOP: A large area with space for equipment and tractor (included).

REAR STORES: Several rear stores.

SHOWER BLOCK A: Gents: 4 showers; urinal; 4 wc; 5 hand basins. Ladies: 4 showers; 6 wc; 4 hand basins. Wash up area.

SHOWER BLOCK B: Gents: 3 showers; 3 urinal; 4 wc; 4 hand basins. Laundry and wash up.

TENURE

LEASEHOLD: A 35 Year Lease commenced 29th September 2015.

The Lease was (we are advised) with no Premium payable to the Landlord and was renewed on the basis of a prior Lease.

The current Passing Rental is £28,160 payable on Quarter days in advance.

There is a 3 year Open Market Rent Review.

The Repair Liability is Full Repairing and Insuring.

Title Numbers: Contained with Lease.

Advised No Rights of Way or Easements through the property and site, advised a 10% obligation for the upkeep of the access road from the Garrison Gate to the site.

(COPY OF LEASE AVAILABLE UPON REQUEST).



LOCAL AUTHORITY

Cornwall Council

General Enquiries **0300-1234-100**

Planning **0300-1234-151**

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating Range from D65 to G1.

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> which shows that the current rateable value is £33,000.

To find out how much business rates will be payable there is a business rates estimator service via the website. At time of writing, no Business Rates payable.

SERVICES

Advised via clients:

- ❖ 3 x septic tanks
- ❖ mains water
- ❖ 3 phase electricity for hook ups
- ❖ oil central heating in owners accommodation

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 on Completion. (Shop stock)

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 **Graham Timmins on 01872 247019.**



CONTACT INFORMATION

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

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

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.

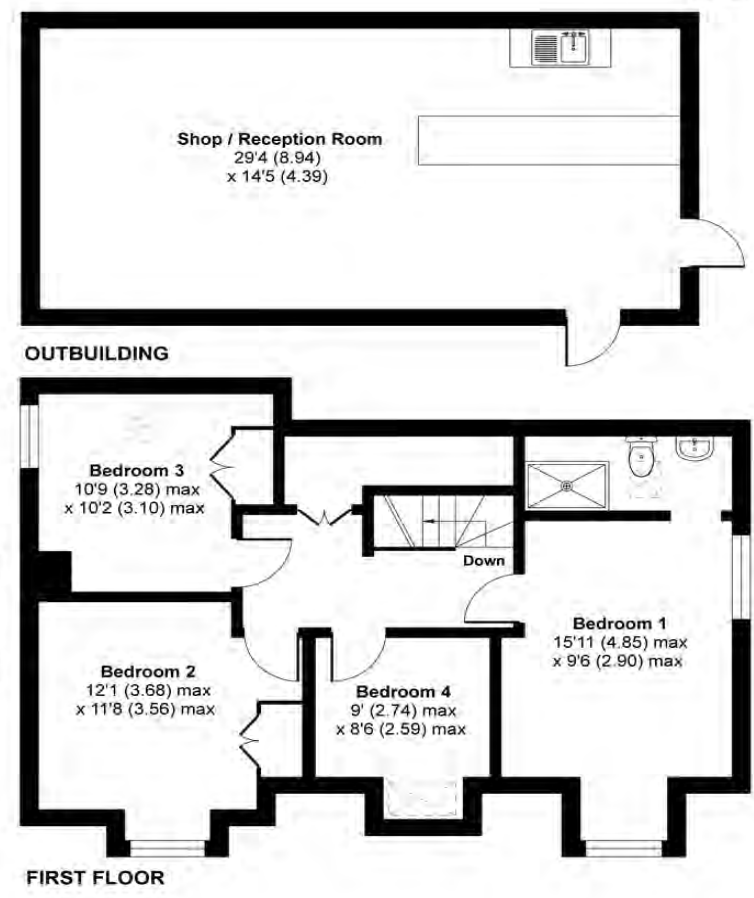
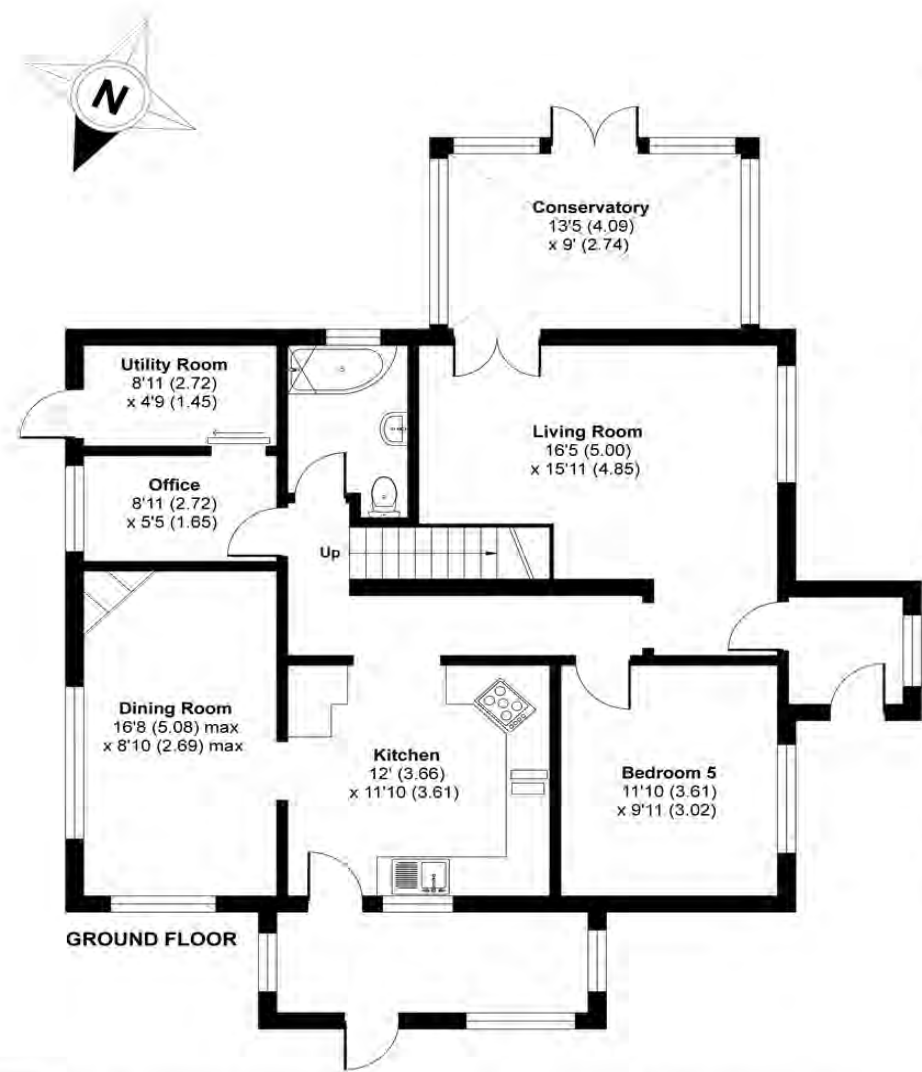
Garrison Campsite , Garrison, St. Mary's, Isles Of Scilly, TR21 0LS

Approximate Area = 1769 sq ft / 164 sq m (includes garage)

Outbuilding = 423 sq ft / 39 sq m

Total = 2192 sq ft / 204 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Miller Commercial LLP. REF: 620463