

BUSINESS FOR SALE Guide Price £42,000 + SAV

All You Can Eco, St. Pirans Road, Perranporth, Cornwall,
TR6 0BJ



- Business For Sale
- Popular Tourist Location
- 5* On Google Reviews & Facebook
- EPC: C
- Retail Premises
- Lifestyle & Coffee Bar
- Fixtures & Fittings Included
- NIA- 90 sq m (968 sq ft)

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The business is situated along St Pirans Rd in the centre of Perranporth village on the Cornish coastline. The location benefits from great tourism, a vibrant community and good connectivity with easy access to the A30.

DESCRIPTION

Lease-hold, turn-key business in the heart of Perranporth. This business offers the exciting opportunity to take over the helm of a popular and awarding-winning business that it approaching its third anniversary of year-round trading.

All You Can Eco is a sustainable Living and Lifestyle store that's offering sets it apart on the high-street. A eclectic selection of the best eco-friendly crafts, pioneering products and while label ranges are mixed with more than 40 local crafters who work on a commission basis.

In addition to its retail selection, there is a new coffee machine as well as a window coffee bar that seats 6-8 people. With an already successful takeaway hot drink provision there is scope to add simple grab and go foods and to expand further into the café market.

The store is offered as a 'turn key' sale – with all socials, branding, furniture and fixings sold with the business. There is also the addition of a hand over period with its current owners to ensure smooth business transition.

A copy of the business's accounts can be made available on request.

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

TOTAL NIA- 90 sq m (968 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £11,250

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The premises are available TO LET on an effective full repairing and insuring lease at a passing rent of £11,000 per annum with the current business being sold as a going concern for £42,000 + SAV. The current lease expires on the 13th June 2027 and is available by way of a lease assignment. There is a rent review every third anniversary of the lease and a three month rent deposit will be required. Please contact the agent for a copy of the lease.

EPC

Energy rating: C

VAT

We understand that VAT will not be charged on the sale of the business or the rent.

LEGAL COSTS

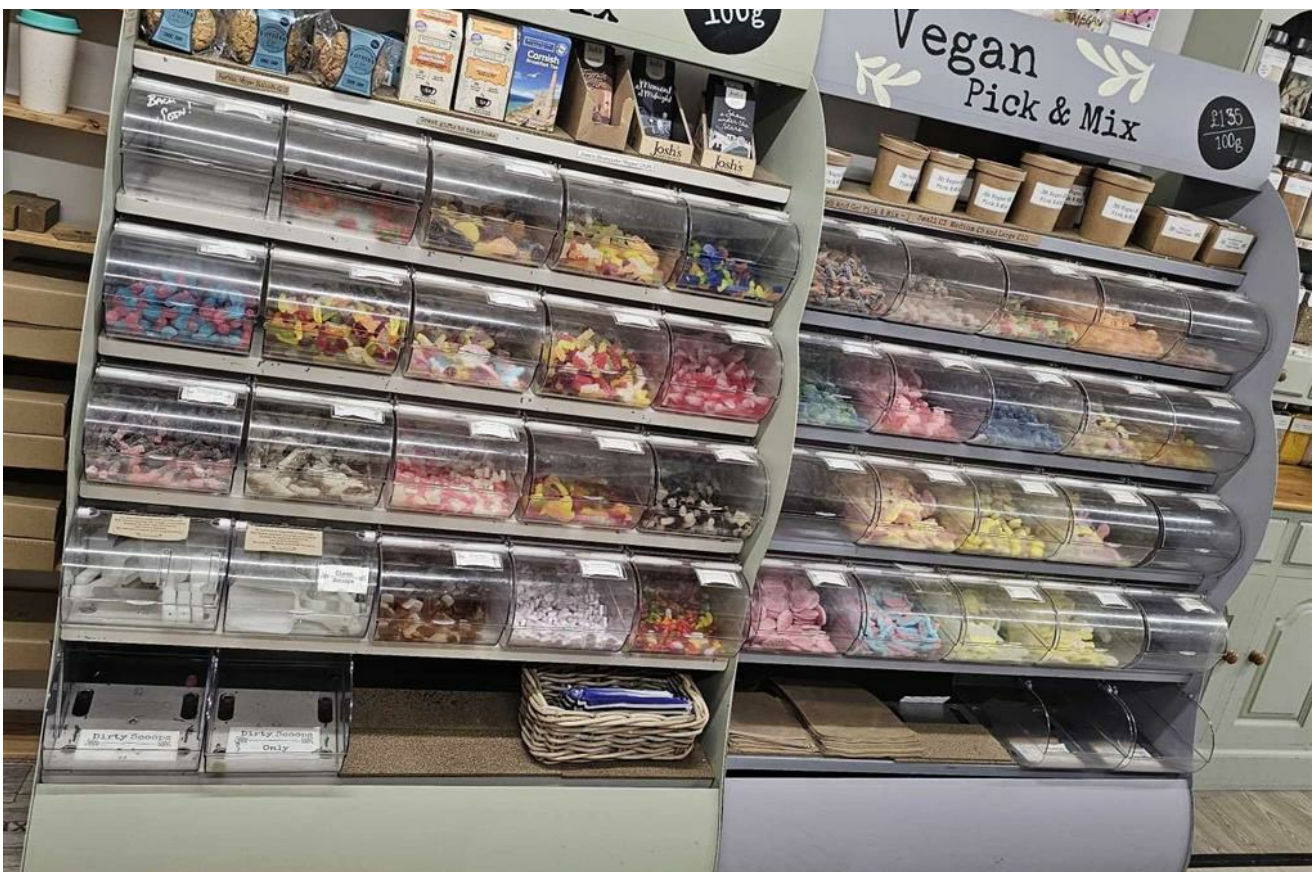
Each party to pay their own legal costs incurred. The landlords legal costs to be split 50/50 between the assignor and assignee.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.