



MAY WHETTER & GROSE

## UNIT 2 MIDDLEWAY, PAR, CORNWALL PL24 2JH PRICE GUIDE £180,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE A VERY WELL ESTABLISHED AND SUCCESSFUL MOBILITY BUSINESS.

VERY BUSY LOCATION WITH HIGH PASSING FOOTFALL AND GOOD NEARBY PARKING

A NEW 10 YEAR LEASE HAS RECENTLY BEEN STARTED AND IS TRANSFERABLE TO THE PURCHASER

THE BUSINESS CURRENTLY CARRIES OUT SALES, HIRE AND REPAIRS TO MOBILITY EQUIPMENT.

EPC RATING - D92



## The Area



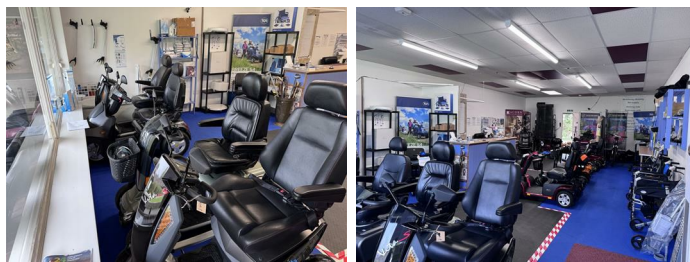
St Blazey is known for its friendly community and convenient access to local amenities, making it an ideal location for operating a business of this type. The current owner has an excellent local customer network along with county wide customers.

The property is well-positioned and has a great foot fall. It also takes advantage of being close to local transport links, ensuring easy access to nearby towns and cities.

Nearby Par is excellent for local residential living and increasingly as a holiday destination. The village has a good range of local shops and facilities including doctors surgery, Boots chemist, large Post Office, 2 general stores, a number of public houses, running track, main line railway station and sandy bathing beach. There is a fruit and veg shop, pasty shop, holiday park with small swimming pool and further centre with pool, gym and other facilities. Nearby Tywardreath and Biscovey both have primary schools; community colleges and academies are within easy reach at Fowey and St Austell. St Austell has a comprehensive range of facilities including leisure centre, cinema, supermarkets and is a short drive of about 3 miles. The delightful harbour side town of Fowey with its excellent sailing facilities is also a drive of about 3 miles and Par is the through road to Fowey. The local area is very well connected by a regular bus service.

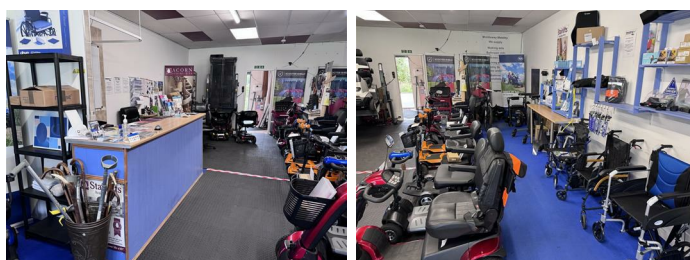
## The Premises

39'5 x 19'9 (12.01m x 6.02m)



The single floor premises is situated in an excellent trading position with a busy footfall. There is a very good front display window and entrance door to the shopping thoroughfare. To the rear is Shop/Workshop area, Kitchenette and WC. The business is currently well stocked and ready for immediate trading.

## Business Rates



Local Authority- Cornwall Council

Business rates - The current rateable value is showing at £6800 (This is not the amount payable- but used to calculate rates) we advise any interested parties to make there own enquiries with the local authority. Link below to the business rates information page.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5434144000>

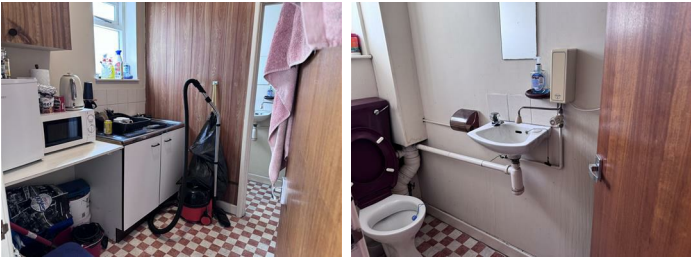
## EPC



EPC RATING - D92



Tenure



The property is held on the remainder of a 10 year lease which commenced on the 1st April 2005

The current rent is £8,600 PA

Full lease terms are available from the Agents Office

Viewing

By appointment with the Vendors Sole Agents  
MAY WHETTER AND GROSE  
01726 222967  
robin@maywhetter.co.uk  
nathan@maywhetter.co.uk

The Business

Is that of mobility scooter hire, sales and repairs

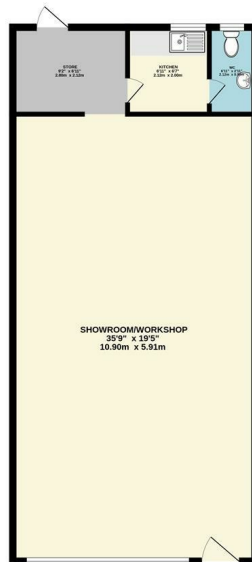
Business accounts and figures can be made available to seriously interested parties following a viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. It is to their own liability if they rely on the given information. Made with Homage 02020

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