



M A Y W H E T T E R & G R O S E

THE WINKLE PICKER THE QUAY, POLRUAN, PL23 1PA
£7,926 PER ANNUM



A FANTASTIC OPPORTUNITY TO TAKE ON A FRESHLY REFURBISHED, SELF CONTAINED RETAIL UNIT IN ONE OF THE MOST PROMINENT AND HIGH TRAFFIC LOCATIONS ON POLRUAN TOWN QUAY. PERFECTLY POSITIONED TO CAPTURE THE STEADY FLOW OF VISITORS, LOCALS, AND FERRY PASSENGERS.

CURRENT BUSINESS, GOODWILL AND STOCK AVAILABLE BY NEGOTIATION.

EPC B

SEE AGENTS NOTES



The Village

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Opportunity



The Winkle Picker offers a fantastic opportunity to take on a freshly refurbished, self contained retail unit in one of the most prominent and high traffic locations on Polruan Town Quay. Perfectly positioned to capture the steady flow of visitors, locals, and ferry passengers. The premises has a sink but no wc, there are public toilets just a few yards away. The current tenants business, goodwill and stock etc is available subject to separate negotiation.

Current Use



Currently run as a gift shop showcasing locally made products, the space also includes a small convenience section offering beach toys, pet supplies, and everyday groceries. The present tenant has successfully added ice cream sales and takeaway hot and cold drinks—popular with both tourists and residents.

A key feature of the premises is the Post Office counter, which provides a well used service to the community as well as a steady foot fall. The Polruan Town Trust would look favourably if this valuable facility continues under the new tenancy.

Further Opportunity



There is an opportunity to operate the public car park adjacent to the Shop, providing a further income opportunity, which is leased separately.

Viewing



Business Rates



Please see link to the Business Rates website currently showing £6200

Link to .gov.uk site -
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7034687000>

Applicants must make their own enquiries into the relevance of business rates to their particular business situation.

By telephone appointment with the Owners' Sole Agent: MAY WHETTER AND GROSE, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

TEL: 01726 222967.

robin@maywhetter.co.uk
nathan@maywhetter.co.uk

Fees



There may be a contribution towards the Landlords legal fees for this transaction including abortive fees with details to be confirmed.

Lease Terms

A 7 year lease at £7,926 per annum payable monthly in advance on the 1st of each month by direct debit. Deposit - equal to one months' rent, payable in advance along with evidence of tenant's insurance. A break clause can be discussed, potentially with 6 months' notice after the initial 6 months of the term. Yearly rent reviews with any increase aligned to RPI. The tenant will be liable for the business rates and utilities.

Insurance - buildings and fixtures/fittings paid by Landlord. Tenant to insure contents.



Agents Note

On very high spring tides, coupled with strong winds, the quay has the potential for flooding. A flood board is provided for extreme circumstances.

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

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

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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