



GWITHIAN SANDS CHALETS, UPTON TOWANS, HAYLE, TR27 5BL

GUIDE PRICE £895,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- COASTAL HOME AND CHALET BUSINESS
- SET IN C. 2.9 ACRES, WITH 2 LETTING UNITS
- ESTABLISHED SINCE THE 1960'S
- SIZEABLE 4 BEDROOM OWNERS PROPERTY
- GROSS T/O C. £60K WITH NET OF C. £37K (2 YEAR AVERAGE TO END MARCH 2025)
- SCOPE TO INCREASE REVENUE STREAMS
- SALE DUE TO RETIREMENT

LOCATION:

The location of Gwithian Sands Chalets is one of the most favoured areas of Cornwall, with access on to the dunes leading to one of the County's finest beaches, Gwithian to Godrevy, famous for its wide sandy beach, rock pools and of course the surfing, suitable for a wide range of abilities.

Hayle is just off the A30 making this an accessible location, has high street and niche retailers and food and beverage outlets.

Gwithian itself is a charming village with a popular pub and several restaurants.

BUSINESS:

We understand the site was developed in three stages during the 1960's and has been in our clients tenure since 2003.

The current business model is seasonal and for our clients has provided a comfortable lifestyle income and latterly a home.

The clients have historically run the business themselves with some cleaning assistance on changeover.

Apart from letting their own units our clients responsibility (and income) is derived from the annual service charge paid by each non owned unit, which is currently £799 pa (no vat).

Our clients also administer the mains water which is recharged, the chalet owners have their own billed electricity supply.

In terms of the trade the average turnover is in the region of £60k pa, with an adjusted net profit of c. £35k to £37k pa, based on owner clients predominantly running the site.

Additional income streams present themselves via offering an onsite letting service as an extension of our clients website.

ACCOMMODATION:**Owners House:**

We are advised the owners property is of timber frame construction and was built in 2007 / 2008, very much in the 'beach house' style, with an expansive kitchen / dining area, seamlessly leading to the lounge with vaulted ceiling and wood burner, both with direct access on to the outside terrace.

The house has an underfloor heating wet system.

Downstairs are two double bedrooms and shower, with a further two double bedrooms and bathroom on the first floor.

In all a good size family home with character and privacy from the guests/owners.

See Floor Plan on page 7

Letting Units:

Our clients own and let two of their own chalets, No 17 (Skylark) and No 18 (Beachcomber), which are adjacent to one another and briefly comprise an open plan living/dining and kitchen area, two bedrooms and a shower room.

The letting units are approx. 41 sqm (taken from EPC measurement, so for indicative purposes). A decked area to the front with a side cupboard for storage. Parking for 2 vehicles. The units are tastefully decorated and furnished befitting a coastal setting and holiday.





ACCOMMODATION CONTINUED:

Former Bar & Shop / Additional Building:

Adjacent to the owners house is a timber frame single storey building that was used as a bar / shop and is now used for storage, but could of course lend itself to renovation or conversion (STPP).

The building is c. 61.13 sqm (657 sq ft), plus internal passageways and shower / wc not measured.

Outside Areas:

Our clients have a private garden area to the rear of their property and the ancillary building (noted above), which is planted and provides privacy. Also, a decked area with a sunken 'endless pool', approx. measurement 12' x 7', which is heated via solar panels and electric.

THE SITE:

Extending to c 2.9 acres, taken from Land Registry document and digitally mapped, both available as separate documents to interested parties (see Page 6).

The owners property is located in the south-west corner of the site.

The land is relatively level and has the sand dunes on the western boundary.

TENURE:

Freehold of total site excluding freehold plots of 28 privately owned chalets.

Title Number: CL205896 property and land held on one Title Deed.

Advised no public rights of way over the land.

OPERATING LICENCE(S)

Advised formerly had a Premises Licence for the sale of alcohol (in the former bar), since lapsed.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

PLANNING PERMISSIONS & COVENANTS:

Advised no current Planning Permissions in relation to our clients property.

User Covenant: Each of the units has a legal agreement with the freeholder detailing obligations for both parties regarding upkeep, mains services, waste, use restriction (holiday between 1st March and 31st October) and payment for providing services.

NB : The use restriction does not apply to our client's chalets.

Deed of Covenant (for access road): Our clients and the neighbouring business, Atlantic Coast Park, have a legal agreement to contribute on an ad hoc / on demand 50% contribution to 'keeping the road in good repair' from the main road to our clients land. We are advised our clients have recently made a contribution to bring the matter up to date.

Copies of Covenants available to interested parties (post viewing given sensitivity of legal documents).

SERVICES:

Advised by clients

- Drainage : Mains supply
- Water : Mains supply
- Electricity : Mains supply

Interested parties to make own enquiries via statutory providers.

STOCK

No stock applicable..

VALUE ADDED TAX:

We are advised the business is not Registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows the Rateable Value (from April 2026) is £5,100.

For qualifying buyers no Business Rates are applicable, interested parties to make their own enquiries in this regard.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion. An inventory will be supplied prior to an exchange of contracts and form part of the Contract for sale.

ENERGY PERFORMANCE CERTIFICATES:

The Energy Performance Rating for this property are:

- Beach House - E (54)
- No 17 – Skylark E (39)
- No 18 – Beachcomber E (45)

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Gwithian Sands Chalets, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

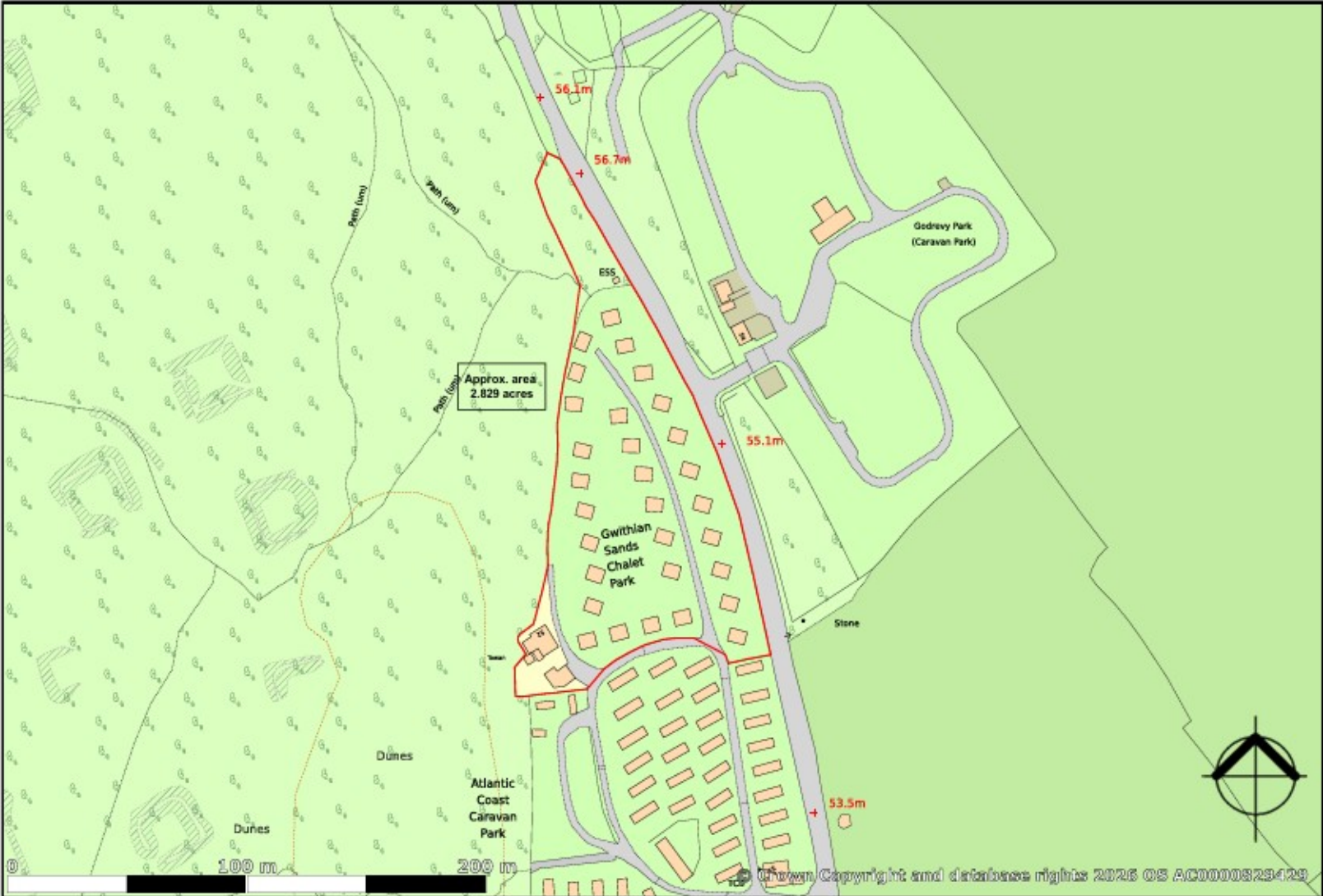
Graham Timmins on 01872 247019

Email gt@millers-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Gwithian Sands Chalets, Upton Towans, Hayle, TR27 5BL



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Plotted Scale - 1:2,500

Gwithian Sands Chalets, Upton Towans, Hayle TR27 5BL



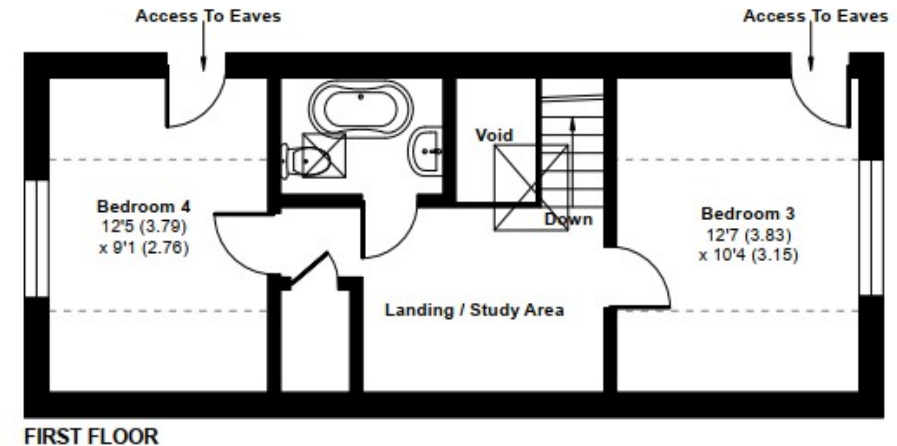
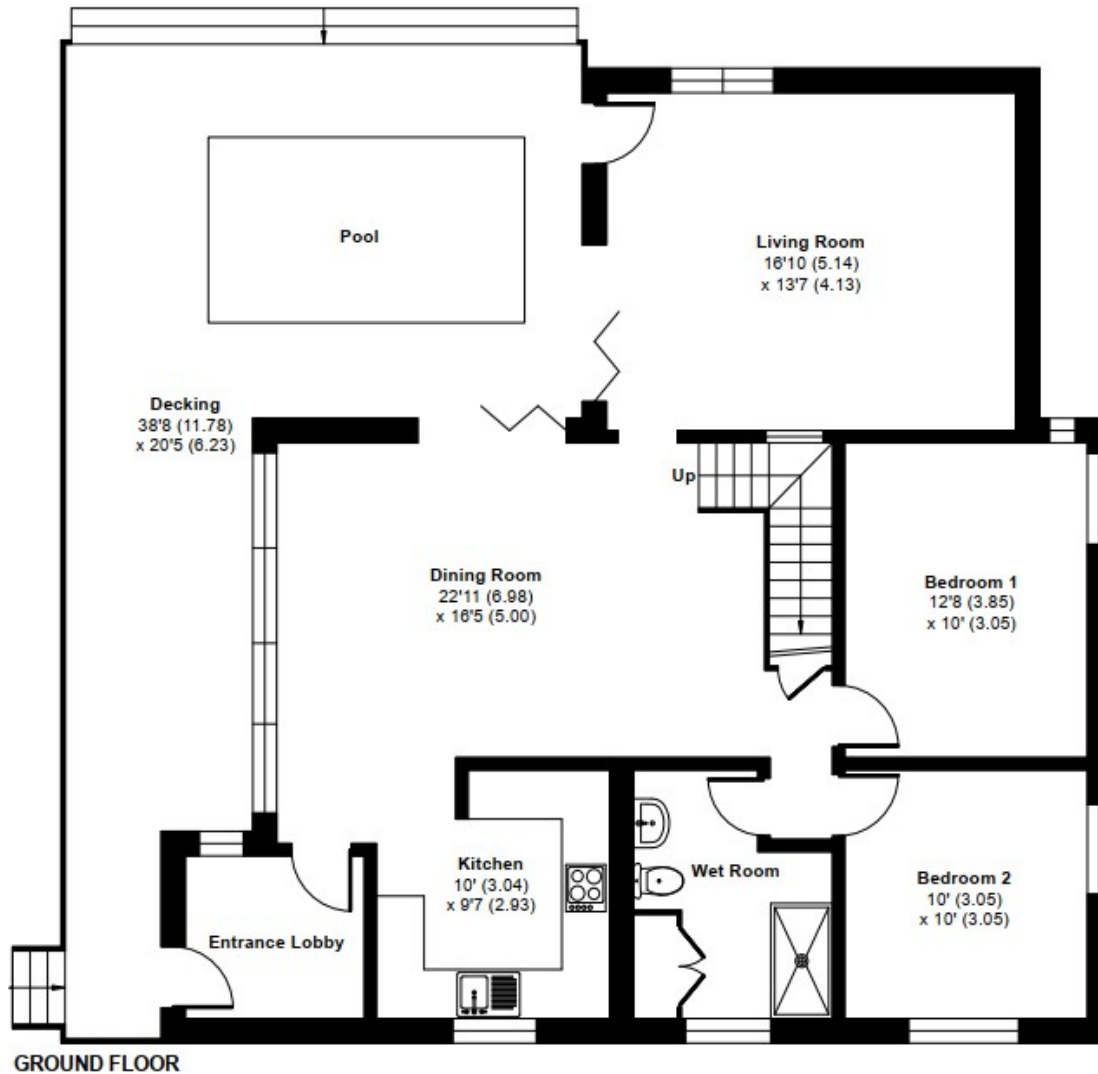
Approximate Area = 1309 sq ft / 121.6 sq m (excludes void)

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 1434 sq ft / 133.2 sq m

For identification only - Not to scale

Denotes restricted
head height





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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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