

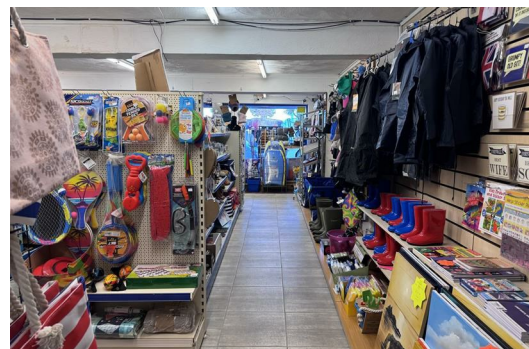
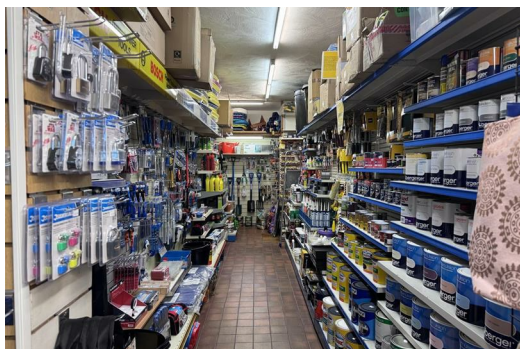


MAY WHETTER & GROSE



**33 ST. PIRANS ROAD, PERRANPORTH, TR6 0BJ**  
**PRICE GUIDE £45,000**

A WELL ESTABLISHED AND PROFITABLE RETAIL BUSINESS, SELLING BEACH GOODS, HARDWARE, SOUVENIRS, PET SUPPLIES AND HOMEWARE. THE BUSINESS HAS BEEN ESTABLISHED FOR MANY YEARS AND ENJOYS A PROMINENT POSITION ON THE MAIN ROAD THROUGH THE COASTAL VILLAGE OF PERRANPORTH.



## Location

Perran Hardware is situated on the main pedestrian and vehicular road through the coastal town of Perranporth.

The town is a very popular holiday destination located on the North Coast of Cornwall. The town has a range of independent businesses, pubs and restaurants and one of the largest beaches on the North Coast.

The City of Truro is approximately 9 miles away and offers a wide range of amenities and has a mainline railway station.

## The Property

Perran Hardware occupies a deceptively large ground floor unit which is approximately 980 sq ft. The unit is well equipped with both wall mounted and free standing shelving and displays, large return serving counters and to the rear a kitchenette and staff toilet.

## The Business

The business has been in our clients tenure for several years and retails an extensive range of products, including hardware, decorating supplies, kitchen and homeware, plumbing and electrical supplies, key cutting, laundry items, tools, pet accessories, fishing supplies and beach goods.

The shop trades all year round, with opening hours of 9am - 6pm during the peak season changing to 10am - 4pm during the winter.

## Accommodation

### Retail Area

Large picture display windows to the front. In-built L-shaped serving counter with shelving behind and electronic till. A range of both wall mounted and free standing shelving and displays. Key cutting area.

### Kitchenette

### Staff WC

### Tenure

The business is being offered for sale by way of the assignment of the existing 12 years lease which commenced 1st May 2015 at a current passing rental of £17,000 pa.

### EPC

The Energy Performance Rating for this property is F132.

## Inventory

An inventory of all loose chattels and equipment, free of any lease/lien to be included within the sale will be supplied by

## Business Rates

We refer you to the government website. [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)

## Services

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

## Value Added Tax

All the above prices/rentals are quoted exclusive of VAT, where applicable

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

