



COAST TO COAST KARTING, CHENHALLS ROAD, ST. ERTH, HAYLE, TR27 6HJ

£850,000 Freehold

LOCATION:

Coast2Coast is located on Chenhalls Road on the outskirts of Hayle toward St Erth. The site is abutted by the main train line to Penzance to the north and west, Chenhalls Road to the north and east and the A30 to the south. The site is around 5 acres.

DESCRIPTION:

Hugely popular family run business near Hayle with a c.980m kart track, 'clubhouse' with cafe area, changing rooms, WCs, and briefing rooms with multiple storage units for kit and spare parts. The karts themselves are kept in a shelter to the east of the site, and there is also a two bed timber framed bungalow alongside a few outbuildings.

TENURE:

The premises are available freehold with the business available by way of either an Asset or Share Purchase Agreement.

BUSINESS:

The business has been run by our clients for 17 years with huge improvements made in during their tenure. Turnover for year end 5 April 2024 was £263,877 with a net profit of £116,551 before depreciation, loan interest, professional fees and donations. The business could be expanding by offering food and drinks, and/or diversifying into other outdoor pursuits on site such as laser tag in the fenced area or indeed other outdoor pursuits.

The business operates year round with summer hours 10:30 - 17:30.

Full information on trading figures and business operation is available following a conversation with Miller Commercial.

INVENTORY:

The price of £850,000 to include all inventory with a full list available request.

STOCK:

Stock to be taken at valuation.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £17,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (52).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

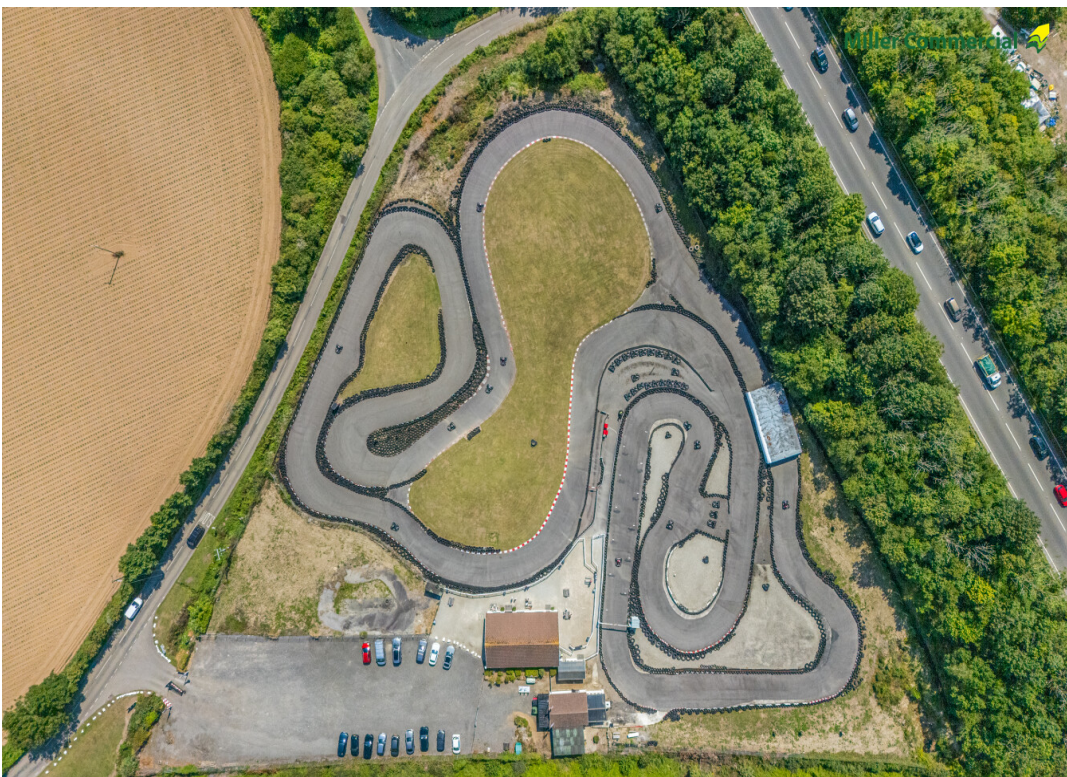
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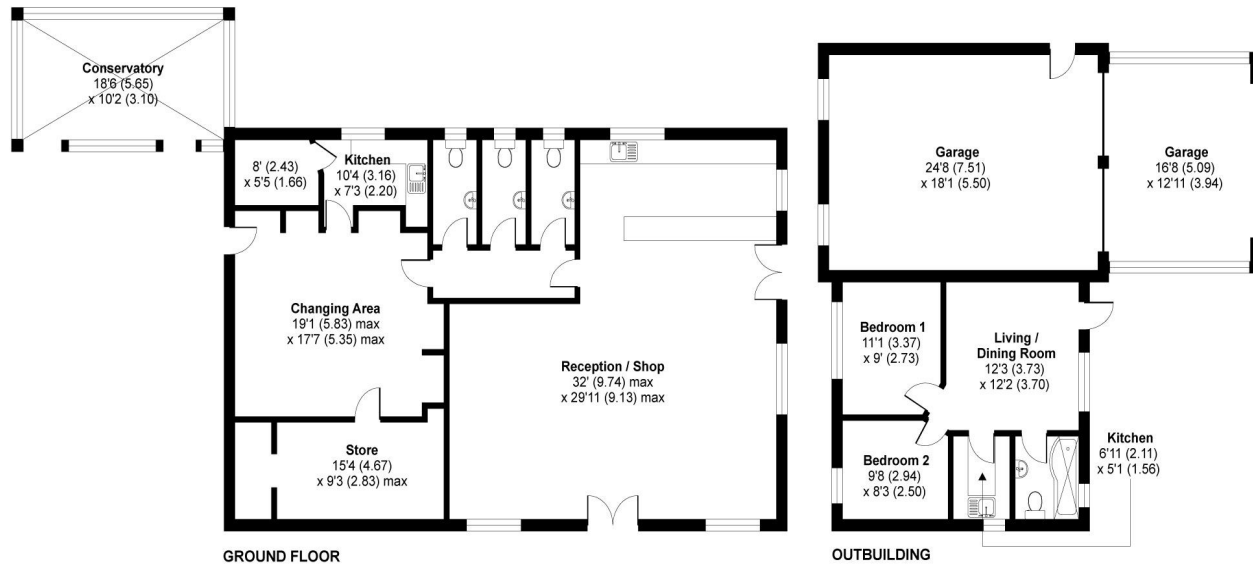
Approximate Area = 1589 sq ft / 147.6 sq m

Outbuilding = 1136 sq ft / 105.5 sq m

Conservatory = 188 sq ft / 17.5 sq m

Total = 2913 sq ft / 270.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1331326

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