



Suds and Surf is a local launderette and small commercial laundry with a 2-bed owner's (currently unoccupied) accommodation above.

The business has been in our clients ownership since 2017 they have undertaken a programme of improvements to the business and property such as installing an air source heat pump, new double glazing to the first floor, refurbishment of the flat and enhancing the commercial aspect of the laundry. Due to other commitments they now seek to pass this flourishing business onto another owner operator.

**£335,000 Freehold**

- **ESTABLISHED LOCAL LAUNDERETTE**
- **COMMERCIAL LAUNDRY SERVICE**
- **2 BED OWNERS' ACCOMMODATION**
- **POTENTIAL TO SUB-DIVIDE BUSINESS AND FLAT**
- **TURNOVER C.£50,000**
- **GENUINE REASON FOR SALE**
- **PARKING FOR 3 CARS**

**BUSINESS:**

Trading primarily as a local launderette for walk in custom, there is also a commercial aspect to the rear which operates on Mondays & Tuesdays. Turnover has historically run at the c.£50,000 mark and there is scope to expand the commercial side of the business. The equipment is a mixture of owned and leased with full breakdown available upon request.

We understand the business has traded on this site since the late 1960s, and in our clients tenure for the last 5 years. Opening hours are 8am - 8pm, being staffed between 9am - 4pm Monday to Friday and 9am - 12pm Saturday - Sunday. The business trades all year except for Christmas Day and New Year's Day.

The business also benefits from a newly installed security camera system.

Should the new owner so desire the flat could be let separately, enjoying a town centre location and providing further income. The flat itself is Council Tax Band 'A' with the same EPC rating as the launderette..

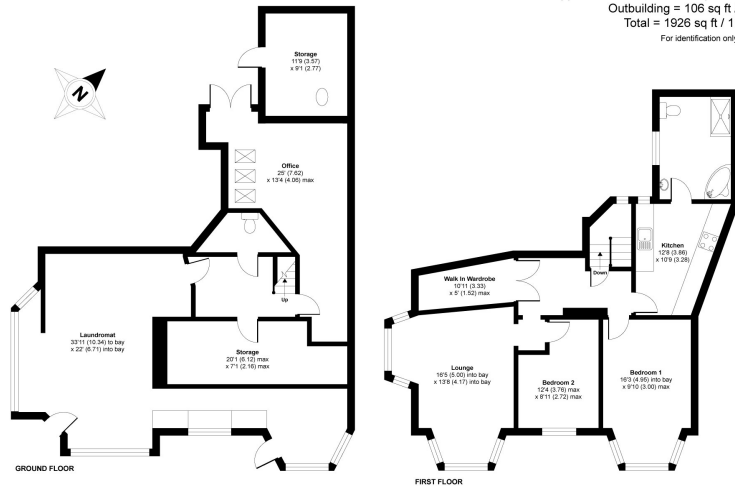
**LOCATION:**

Suds and Surf is situated next to Penzance train station as one enters Penzance in a prominent position and is on the fringe of a large residential area, alongside the main high street with its businesses and commercial districts.



**4 East Terrace, Penzance, TR18 2TD**

Approximate Area = 1820 sq ft / 169.1 sq m  
 Outbuilding = 106 sq ft / 9.8 sq m  
 Total = 1926 sq ft / 178.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rinchecom 2022. Produced for Miller Commercial LLP. REF: 011793



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**SCHEDULE OF ACCOMODATION****Ground Floor**

Laundrette: 33'11 (10.34 m) x 22' (6.71 m)  
 Through to storage: 20'1 (6.12 m) x 7'1 (2.16 m)  
 Office/commercial area: 25' (7.62m) x 13'4 (4.06 m)  
 External storage: 11'9 (3.57m) x 9'1 (2.77 m)  
**First Floor**

Lounge: 16'5 (5.00 m) x 13'8 (4.17 m)  
 Bedroom 2: 12'4 (3.76 m) x 8'11 (2.72 m)  
 Bedroom 1: 16'3 (4.95 m) x 9'10 (3.00 m)  
 Kitchen: 12'8 (3.86 m) x 10'9 (3.28 m)  
 WC with shower and jacuzzi bath  
 Walk in Wardrobe: 10'11 (3.33 m) x 5' (1.52 m) - we understand there is lapsed planning permission to utilise this space a staircase creating external access to the flat..

**STOCK:**

The stock is not included as part of the sale. Furnishings in the flat may be available by separate negotiation.

**LOCAL AUTHORITY:**

Cornwall Council  
 General Enquiries 0300-1234-100  
 Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**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 £4,650. We are advised this means no rates are payable.

**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

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (36).

**CONTACT INFORMATION:**

For further information or an appointment to view please contact either:-

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