

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## WESTCOUNTRY CHEESE COMPANY, 1 CEDAR UNITS, BUDE, EX23 0HP

Guide Price £119,000 (plus Stock at Valuation)

An established Cheese and Pork Pie cakes Company predominantly to the wedding industry, along with associated products, operating from a sizeable unit / office in Bude, with deliveries made across the UK. The business shows steady sales of c. £350k pa and genuinely has growth potential via increased marketing and promotion.

**SUMMARY:**

- \* **ESTABLISHED (2007) CHEESE / GIFTS DISTRIBUTION BUSINESS**
- \* **MAIL ORDER PACKING AND DELIVERY TO THE UK**
- \* **CONSISTENT SALES / PROFITS (CORE MARKET - WEDDINGS)**
- \* **REMAINDER OF 5 YEAR LEASE**
- \* **WELL EQUIPPED & PRESENTED UNIT C. 190 SQM**
- \* **GENUINE RETIREMENT SALE**
- \* **EPC E-104**

**LOCATION:**

The business is located in a rural position on the outskirts of Marhamchurch, a village a few miles from Bude in North Cornwall. The units are in a farmland setting, yet enjoy swift access to one of the County's main arterial roads, the A39. Bude is generally considered a vibrant and sought after location to live and work, with its many beaches, coastline, national and niche retailers and secondary schooling.

**PREMISES:**

The business is located within one of two units in open farmland and adjacent to other dwellings and briefly comprises a large space with defined work areas of c. 170 sqm and an office of c. 20 sqm. The premises are presented in good order.

**BUSINESS:**

Westcountry Cheese has been established since 2007 and has been in the current premises since 2022, is run by our clients with 2 part time members of office staff equating to c. 18 hours. Our clients buy in the products / whole cheeses and make up the orders for UK delivery via couriers. Average turnover for the past two years has been c. £350k pa, with a two year average EBITDA of c. £90k pa. It is considered there is considerable scope to increase the turnover with new owners and enhanced promotion and marketing. Our clients are prepared to give handover training.

Full details of the clients business can be seen via their website [www.westcountrycheese.co.uk](http://www.westcountrycheese.co.uk)

**SCHEDULE OF ACCOMMODATION:**

Entrance door into lobby, giving access to the Office 5.08m x 3.99m, with two windows to the front, ample space for two desks and office equipment / filing cabinets etc.

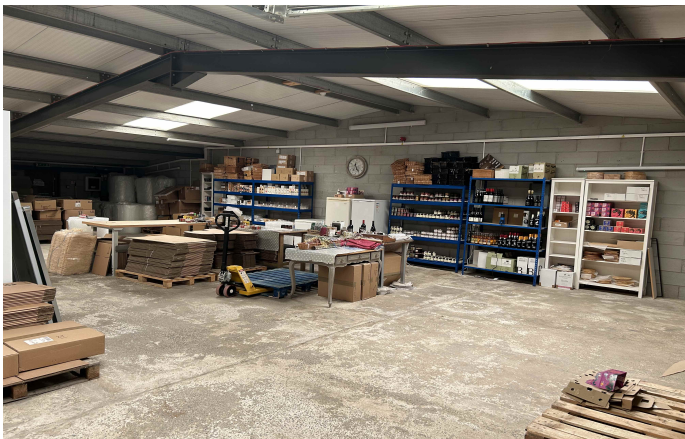
Into the main workspace 16.92m x 10.32m, with a manual roller shutter door to the front and fire escape to the rear, defined work areas for deliveries, unpacking, sorting, order fulfilment and storage. Danfloss Optyma walk in fridge which is capable of taking pallets.

Kitchen area (within overall measurement above, 3.96m x 3.67m) for some food preparation and also serving as a staff area, windows to 2 sides, base and wall units, sink and drainer, space for seating.

WC, with window to rear, low level wc, wash hand basin and tiled floor.

Outside are 3 designated parking spaces.





**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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### LEASE TERMS:

The premises are available by way of Assignment of the existing Lease dated 12th September 2022 for a period of 5 years at a passing rental of £1,000 pcm. The Lease has been excluded from the provisions of Sections 24 to 28 of the Landlord and Tenant Act 1954, sub section 10.3 allows for the Landlord to advise of intentions for the unit 18 months prior to the end of the term.

### VAT:

All the above prices/rentals are quoted exclusive of VAT, if applicable. The business is Registered for VAT.

### 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 (April 2023) is £8,700 pa. To find out how much business rates will be payable there is a business rates estimator service via the website. The business will qualify for 100% Small Business Rate Relief (dependent upon any other owner business activity).

### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (104)

### CONTACT INFORMATION:

For further information or an appointment to view please contact :

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