



**THE WATCH HOUSE, CADGWITH, RUAN MINOR, HELSTON, CORNWALL,
TR12 7JX**

£395,000 plus SAV Freehold Sale of Going Concern

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- COASTAL SEASONAL GIFT SHOP / TAKEAWAY IN POPULAR VILLAGE
- DETACHED 2 STOREY FORMER CUSTOMS HOUSE, ADJACENT QUAY
- 2 BEDROOM ACCOMMODATION, WITH LOUNGE AND KITCHEN
- C. 294 SQ FT OF EQUIPPED RETAIL AREA
- TURNOVER C. £65K, GP 69% AND NET C. £32K PA
- RETIREMENT SALE AFTER 24 YEARS
- EPC - C52

LOCATION:

Centrally located within the very pretty and historic small working harbour / cove of Cadgwith on the Lizard peninsula.

This area is a magnet for visitors all year round and is a desirable area in which to live and work, with access to primary and secondary schooling and national retailers.

**PROPERTY:**

Detached 2 storey former Customs House (not Listed) comprising a ground floor retail area, with owner's kitchen at rear, stairs to first floor with landing, two bedrooms and bath/shower room.

Overall the property is presented in good order.

To the rear via external access is a garden patio area.

ACCOMMODATION:**Ground Floor**

Retail Area - Door to front, tile floor, base units with sink and water heater under. Shelving and free standing display units, 2 x upright 'Tefcold' drinks chillers, branded ice cream dispenser, 'Cino' bean to cup coffee machine, 'Blizzard' commercial oven, 'Wavefrost' Chest Freezer. Understairs storage cupboard.

Kitchen - Door to side, tile floor, base and wall units, space for cooker (extraction over), plumbing for washing machine and tumble dryer, cupboards, upright fridge, chest freezer, space for dining table.

First Floor

Landing - electric panel heater (EPH), cupboard and space for coats.

Lounge - 3 windows to side and front with views towards the harbour, exposes ceiling beams, EPH.

Bedroom 1 - Window to side, built in wardrobe, EPH.

Bedroom 2 - Window to rear, EPH.

Bath / Shower - Window to rear, Bath with shower over, WC and wash hand basin, heated towel rail.

FIRST FLOOR

Accessed via external staircase, seating area 6.04m x 3.52m, windows to front and side. set up for c. 22 covers. Two vertical radiators.

OUTSIDE

Garden area at rear, c. 15 sq. m, not measured. Covered bin store on side.



GENERAL INFORMATION:**TENURE:**

Freehold. Advised no restrictive covenants or easements over the property. Public right of way either side for access.

PREMISES LICENCE:

We understand the premises has a Local Authority Licence for the sale of alcohol off the premises between Mon - Sun 09:00 to 21:00, Licence ref : L113_000455

METHOD OF SALE:

Sale of business as a trading going concern on an Asset Sale basis.

SERVICES:

Advised by clients.

- Mains Drainage
- Mains Water
- Electricity : Single Phase
- Gas : No gas
- Heating : Electric wall mounted panel heaters

Interested parties to make own enquiries via statutory providers.

**STOCK:**

At cost price on Completion, agreed between seller and buyer.

LEGAL COSTS:

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

BUSINESS RATES AND COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2023) rateable value is £1,825, meaning for qualifying owners no Business Rates will be payable

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.

**ENERGY PERFORMANCE CERTIFICATE:**

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

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of The Watch House, 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@miller-commercial.co.uk

Jonny Bright on 01872 247022

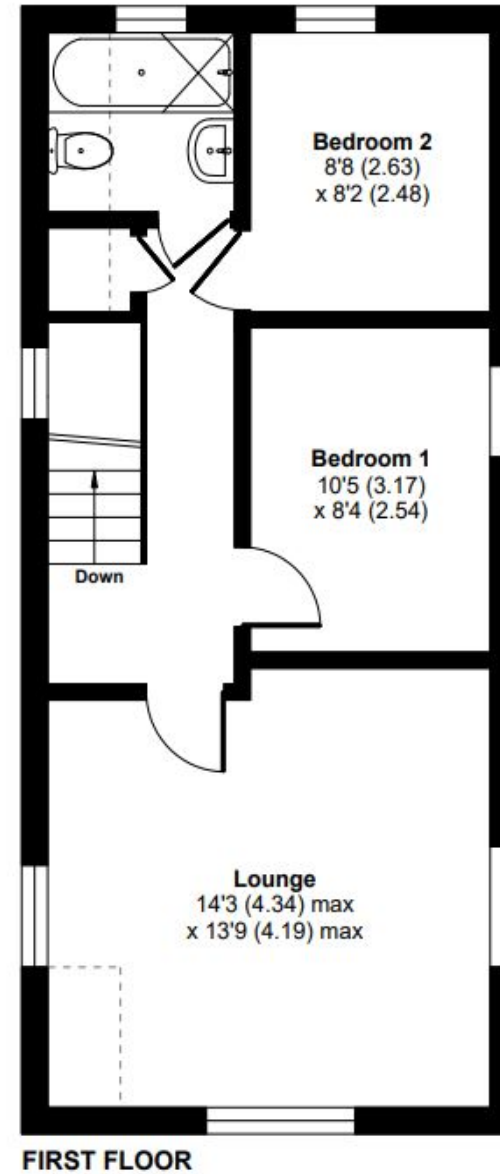
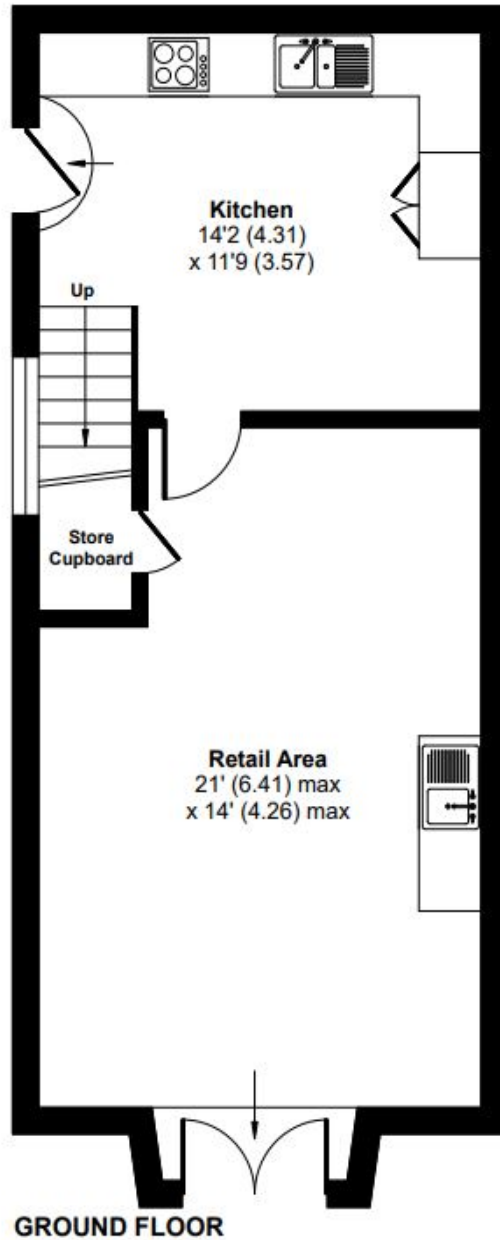
Email jb@miller-commercial.co.uk



The Watch House, Cadgwith, Ruan Minor, Helston, TR12 7JX

Approximate Area = 943 sq ft / 87.5 sq m (Includes Limited Use Area)

For identification only - Not to scale





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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