



SHOP IN THE SQUARE, THE SQUARE, CAWSAND, CORNWALL, PL10 1PF

£795,000

Miller Commercial 
The business property specialists



SUMMARY

- Coastal Takeaway/Retail Business
- Three Bedroom Accommodation
- Well Presented/Equipped
- Net T/O £233k, EBITDA £146k pa
- Genuine Retirement Sale
- EPC (61) C

LOCATION

The Shop in the Square is situated in the centre of the pretty village of Cawsand in South East Cornwall, betwixt Rame Head and Plymouth Sound. The area is sought out by visitors who come to enjoy the timeless beauty of the colour washed cottages and meander through it's quiet streets and within a short distance of numerous family beaches.



Nearby is Mount Edgcumbe estate and with it's neighbour (Kingsand) has a number of Festivals and Events throughout the year. Property and indeed business opportunities in Cawsand and Kingsand are very rare.

PROPERTY

We are advised the building dates to 1900 and is on the original footprint, not having been extended, which borrows some architectural influence from Europe. The two storey property has c. 450 square feet of trading space, a good size commercial kitchen to the rear and with separate access to the business 3 bedroom owners accommodation, with some beautiful far reaching coastal views over Cawsand Bay towards Plymouth Sound and Wembury.

THE ACCOMMODATION COMPRISES: (Floor plan provided on Page 6).

ICE CREAM PARLOUR/BEACH SHOP

On the left hand side as one enters, with a window to the front, door to store room and interconnecting door to Owners Accommodation Inner Hallway.

Racking and shelving for the display of:

- Beach goods
- Seasonal equipment
- Apparel
- Ice cream display unit
- Slush Puppy machine
- Wipeable walls

Door to store room, with window to the front, with racking.



THE TAKEAWAY

On the right hand side as one enters, with a window to the front overlooking the Square and towards the beach, also a window to the side.

A spacious area with some shelving for the display of dry/tinned goods and confectionery.

Principal equipment to include:

- A roll top glass display cabinet
- Pasty warmer
- Commercial oven (turbo fan)
- 2 head coffee machine and separate grinder
- Instant coffee machine
- Double hot plate
- Double drinks chiller
- Upright fridge



COMMERCIAL KITCHEN

Window to the rear elevation, overlooking the courtyard.

Principal equipment to include:

- 2 double fryers
- Double hot plate
(with 3 vent extraction system over)
- 2 deck pizza oven
- Under counter fridge and freezer
- 2 microwaves
- Stainless steel sink and drainer unit



OWNERS ACCOMMODATION

Accessed from the front (via the Commercial Kitchen), inner door from the Ice Cream Parlour or externally via the rear Courtyard, into a lobby area, with stairs ascending to the first floor, with window and half landing.

First Floor Landing with radiator and doors leading off to:

Lounge: A good size room with a large picture window to the front, with beautiful far reaching views over Cawsand Bay towards Plymouth Sound and Wembury. Two radiators and a woodburner.

Kitchenette: Window to the rear, recently refitted with base and wall units, sink, wall mounted boiler, radiator.

Bathroom: Corner bath with shower over, low level wc, pedestal wash hand basin, radiator.

Bedroom 1: Window to the front, with aforementioned views (from the Lounge), airing cupboard, radiator.

Bedroom 2: Window to the front, loft (not inspected) hatch, radiator.

Bedroom 3: Window to the side, radiator.

OUTSIDE

Rear Courtyard which is accessed via the rear of the property or via a shared lane which runs to the side of our clients property.

Within the courtyard is space for tables and chairs, several storage sheds housing chest freezers and also a staff wc, with hand dryer.

Front seating area, with bench overlooking the square.

NB: PARKING, as this is limited in the village we are advised by the clients they are eligible for a parking permit which costs £58 pa and has use for a single undesignated space in the public car park a short walk away.



BUSINESS

We understand a business has traded from this property since it's construction and was indeed built as a shop.

Our clients have had the business since 2005 and are now looking to sell due to retirement plans.

We are advised the business trades all year with some closure in the month of January and has varying hours depending on the season:

- Summer hours - 10am to 8pm
- Winter hours - 11am to 4pm

The sales are predominantly derived from takeaway sales (85%) and the remainder (15%) the sale of beach/seasonal and drinks/general goods.

The business is run by our two client owners with up to 10 part time seasonal staff.

The Trading Profit and Loss Account for the year end March 2019 showed net sales of £233,114, with a Gross Profit level of 68.4% and an adjusted net profit of £146,689 (after deducting premises costs but not wages which typically equate to c.£20,000 per annum).

Further accounting information will be made available to interested parties.

Our clients do not have an online/social media presence.

GENERAL INFORMATION

LOCAL AUTHORITY: Cornwall Council

- General Enquiries **0300-1234-100**
- Planning **0300-1234-151**
- www.cornwall.gov.uk

PREMISES LICENCE: We understand the business currently holds a premises licence in respect the sale of liquor for consumption off the premises.

Licence Number: 00343PL14P

ENERGY PERFORMANCE CERTIFICATE: The Energy Performance Rating for this property is C (61), copy available.

INVENTORY: An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES: We refer you to the government website:

www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is **£5,100**. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

SERVICES: Advised by clients:

- Mains Water
- Mains Drainage
- Bottle Gas for Central Heating/Water

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 on Completion, cost value agreed between seller and buyer.

VALUE ADDED TAX: All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE: If you require advice regarding the Financing of a Business, at no initial cost, please contact us.

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

Graham Timmins on **01872 247019** or via email gt@miller-commercial.co.uk or

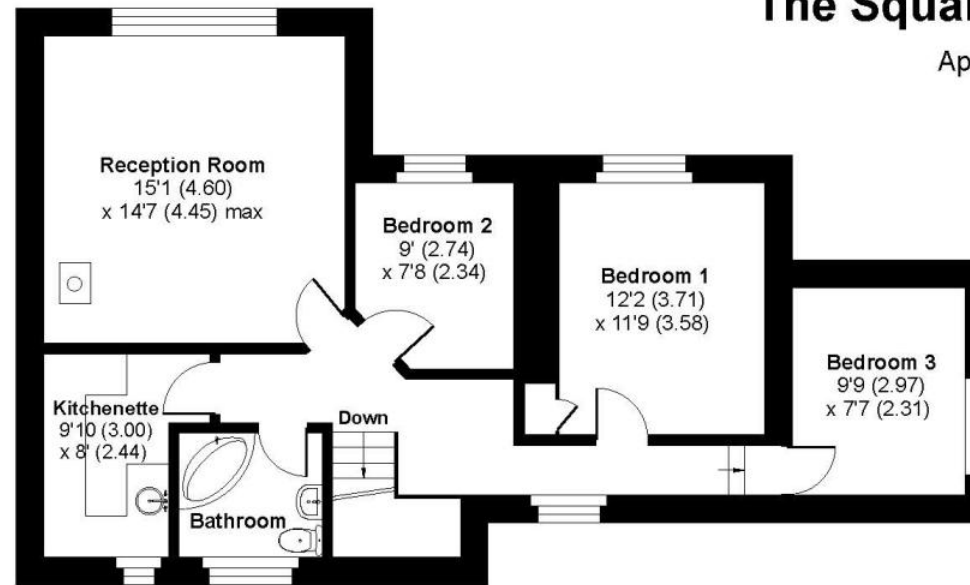
Paul Collins on **01872 247029** or via email pc@miller-commercial.co.uk



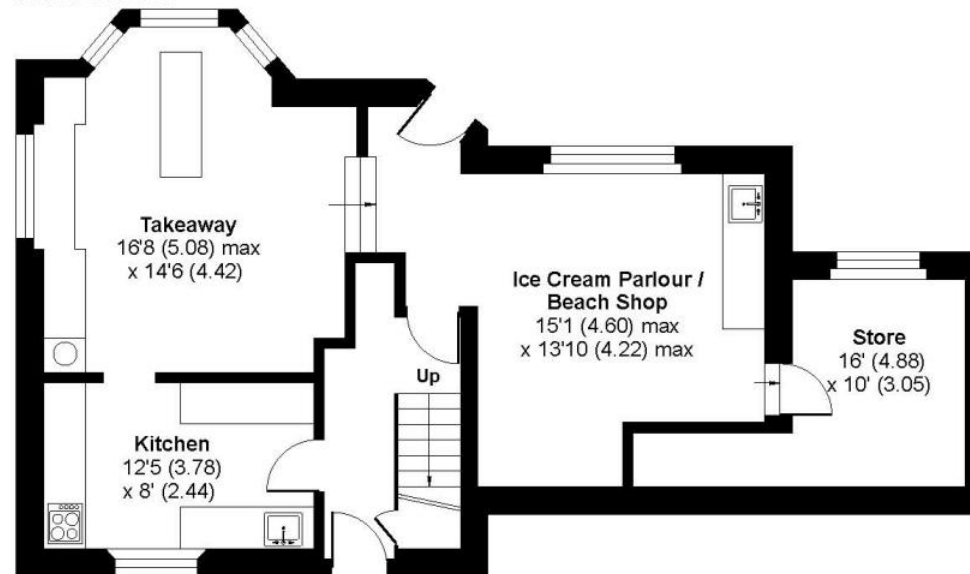
The Square, Cawsand, Torpoint

Approximate Area = 1564 sq ft / 145 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Miller Commercial LLP. REF: 659747