



COMMERCIAL PROPERTY SOUTH WEST
Chartered Surveyors specialising in all aspects of commercial property

FOR SALE £380,000 - Convenience Store Flat and Development

Mullion Mini Market, Nansmellyon Road, Mullion, Helston, TR12 7DH

Established convenience Store with 24 Hour ATM

Good trading location near coast

3 bed accommodation with rural views

Separate parking for store and accommodation

Planning permission for 4 residential units.

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com



scp.uk.com

Location

Located in the county of Cornwall famed for its impressive beaches and coastlines, the business is located just a short distance south of Helston population (11,500) in Mullion population (2,200). Situated between the main centre of Mullion and Mullion Cove in a well populated residential area, close to the post office on the busy Nansmellyon road. Mullion Mini Market is located 120 miles from Exeter Airport and 111 miles from the M5.

There is a mix of shops, inns, cafes and art galleries, the beautiful Mullion Cove nearby, boasting a pretty working harbour popular with visitors and locals.

Description

A detached property incorporating a good size convenience and grocery store offering a wide range of products including, news, liquor, frozen and fresh produce as well as an in store butchery and bakery. This thriving business is taking a circa £10,000 + per week showing year on year growth with further scope if desired.

The retail area offers a range of fixtures and fittings (full detailed inventory will be provided in the event of a sale) for the provision of grocery and convenience sales including chest freezers, milk fridge, produce, liquor/wine, soft drinks and dairy chillers.

The business offers news, fresh produce, frozen foods, liquor, gift cards, DVDs, confectionery and

tobacco items. There is a bakery area, butchery with serve over the counter and walk in fridge, along with external 24 hour ATM. The twin counter has electronic tills, tobacco gantry, CCTV and alarm system. Storerooms offer a walk in fridge and baking area Additional store, office and walk in freezer. To the front is dedicated customer parking .

Accommodation

2 double bedrooms, single bedroom accommodation with rural views. Separate ground floor entrance to hall leading with bathroom, stairs to first floor with open plan kitchen/lounge and WC. There is private parking to the side.

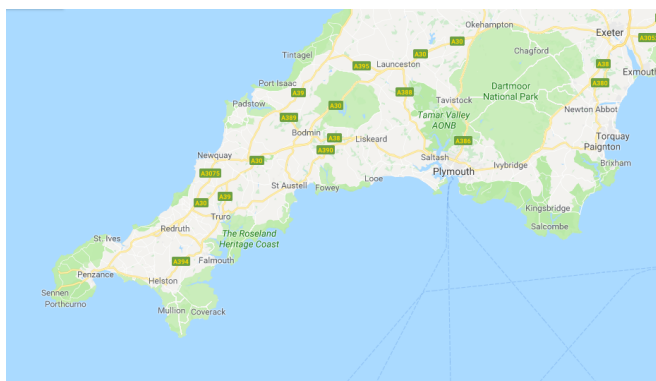
Ground	Sq Ft	Sq M
Retail Area	950.45	88.30
Cold Store	207.74	19.30
Store (Outside)	208.81	19.40
Office	191.59	17.80
Store	78.57	7.30
Store (Outside)	226.04	21.00
Total	1,863.2	173.1

EPC

Mullion Mini Market has a EPC rating of C53.
(Flat) Mini Market has a EPC rating of G1.

Rateable Value

The rateable value is £16,750 p.a. as of 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website:



Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD



Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Business

Managed by the owners with full/part time staff.
Store with further scope to improve , ideal for a family looking to relocate to the Cornish lifestyle location or as investment.

Available accounts are year end May and are summarised below:

2015 sales £451,568 GP £97,472
2016 sales £480,917 GP £115,369
2017 accounts are being prepared.

Accounts are only available by email strictly after a full internal inspection by the prospective purchasers and not third parties. A NDA will be required

Trading Hours:

WINTER

Monday– Saturday 07.00 —17.30
Sunday 07.00 —17.00

SUMMER

Monday-Sunday 07.00—20.00

Planning

Understood to have planning for change of use, conversion and extension to create 4 residential units . Application number PA/10/08128. A mate-

rial start is understood to have been made. Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the purchase price . We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the freeholders legal costs.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and



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Retail Area



Retail Area



Counter



Retail Area



Retail Area



Butchery Area



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Office Area



Prep Area



Storage Area



Office Area



Office Area



Storage Area



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Flat



Lounge Area



Kitchen Area



Bedroom 1



Bedroom 2



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