



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors Specialising in all aspects of commercial property

BUSINESS FOR SALE £225,000 **LEASEHOLD at £36,000 pa rent**

Option to buy freehold at £370,000 only if business is sold first

The company is a processor and distributor of fish based baits for sea angling, which are sourced from local fishermen

Potential to increase the company's turnover by expanding its service to include fish for the retail market

Diverse service which operates during both fishing seasons

Viewing by prior appointment with:

Tim Smart

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scp.uk.com

Location

This is a modern industrial unit located within an industrial park in Hayle, Cornwall. Hayle is a small town, civil parish and cargo port in west Cornwall. It is situated at the mouth of the Hayle River and is approximately seven miles north-east of Penzance. There are good rail links from Hayle Station and the town is close to the main A30 trunk road linking Cornwall to the rest of the Country. Newquay Airport offers regular national and international flights in and out of the County.

Description

The property comprises 3 industrial units combined into one and features the following:

- Bespoke Drainage
- Processing area
- Blast freezing area
- Industrial walk-in freezers
- Clean room
- Goods packaging area
- Office space
- Welfare areas including staff washing areas, toilet facilities and staff relaxation areas.

| Floor | Description | Size |
|--------|----------------|--------|
| Ground | Workshop | 387.85 |
| Ground | Rec Kitch WC's | 42.28 |

Business

Tasty Mac Pac Limited is a processor of fish based baits for sea angling. The company sources all of its stock via local fishermen and includes Mackerel, Herring, Sand Eels and Sprats. During The fish's freshness is maintained by being individually blast frozen. The company supplies the products in the customer's branding.

Tasty Mac Pac has a UK wide customer base in Dublin, Exeter, Hayle and Grimsby. The company diversifies its service in order to retain business throughout the year. As a result during the summer Tasty Mac Pac supplies bait wholesalers with frozen fish, while in the winter supplies fish to customers in the zoo and aquarium sectors. A full inventory will be provided

Staff

The company currently employs 6 full-time workers and an additional 4 part-time workers during peak periods.

Turnover

In year ending 31 March 2016 the turnover was £418,474. Full accounts available by e-mail after inspection of business only.

Rateable Value

The property has a rateable value of £20,750 as of 1 April 2017. Further information can be obtained from the website:

<https://www.gov.uk/correct-your-business-rates>

Tasty Mac Pac presents a potential purchaser with excellent scope to develop the business by expanding the company's service to include the supply of fish for both the retail and catering sectors. This option could be implemented owing to the high standards already in place and expand its service to include a wider range of fish products.

Services

We understand that mains water, drainage and 3 phase electricity are available. However we have not tested these connections and advise that all interested parties make their own enquiries of the necessary statutory authority.

EPC

The unit has been rated **C 58**



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;

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- 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

Planning

The Cornwall Council Planning Department can be contacted by phone: 0300 1234 151 or by e-mail: planning@cornwall.gov.uk

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

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 asbestos related compounds is beyond the scope of SCP and accordingly we recommend obtaining advice from a specialist source.

E-mail: timsmart@scp.uk.com

Legal Costs

The purchaser or tenant is responsible for the legal and professional fees if the transaction is aborted.



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