



**FLUSHING STORES, 12-13 TREFUSIS ROAD, FLUSHING, FALMOUTH, TR11
5TY**

£695,000

LOCATION:

Situated in the popular sailing village of Flushing near Falmouth and Mylor. The property is located on the main road through the village and benefits from being the only shop in the village. Flushing is home to numerous public houses, the popular sailing club and is popular year round with residents and tourists alike.

DESCRIPTION:

Popular local village stores with stunning 3 bed home to the rear. Available on the open market for the first time in many years this is a rare opportunity to acquire a thriving business and home, or alternatively, as the current owners are doing, run the home as a rental to increase income.

SCHEDULE OF ACCOMMODATION:

Ground floor shop with storage space. The 3 bed home boasts ensembles, a sizeable kitchen diner, lounge, utility space and exterior studio with power but no water, alongside a larger than expected garden for Flushing.

TENURE:

The premises are available either freehold or the shop and home can be split into long leaseholds if desired.

BUSINESS:

Full profit and loss accounts are available following a conversation with ourselves.

The business is not owner operated and as such there is an opportunity to increase profits by new ownership taking a hands on approach.

We are instructed to seek offers at a guide of £695,000 with stock to be taken at valuation.

BUSINESS RATES AND COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

The house falls under council tax band 'C'.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is F (30) for the house whilst the shop certificate has been applied for.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Graham Timmins on 01872 247019

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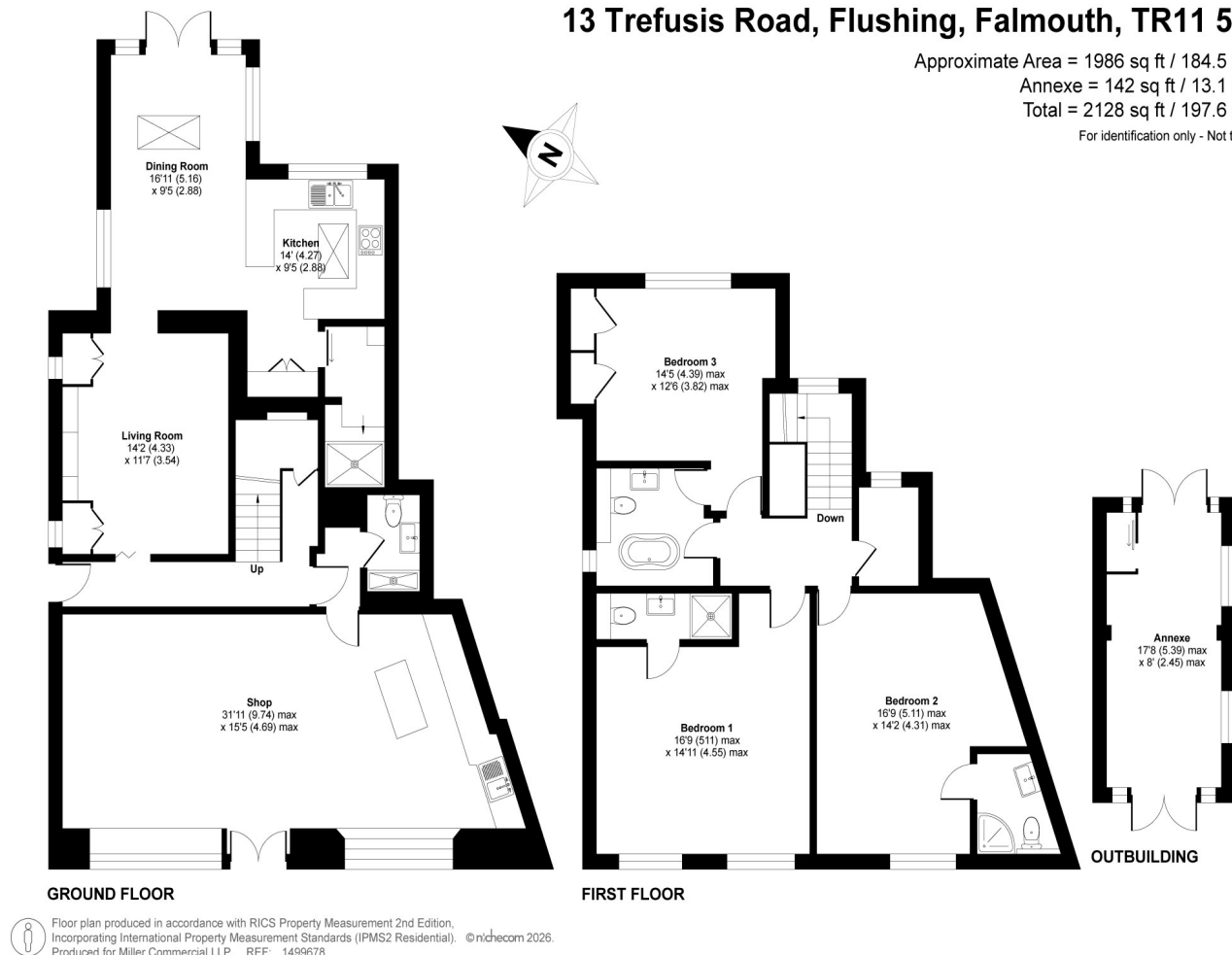
13 Trefusis Road, Flushing, Falmouth, TR11 5TY

Approximate Area = 1986 sq ft / 184.5 sq m

Annexe = 142 sq ft / 13.1 sq m

Total = 2128 sq ft / 197.6 sq m

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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