



LIZARD GIFT SHOP, THE LIZARD, HELSTON. TR12 7NQ

£550,000 FREEHOLD , GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY

DETACHED 3 STOREY PERIOD PROPERTY (6 BEDROOMS)

50 SQM FORMER POST OFFICE AND SHOP, PLUS 11 SQM REAR OFFICE

OWNERS LOUNGE, KITCHEN AND DINING AREA

GARDEN AND LARGE DETACHED GARAGE 48 SQM

GENUINE RETIREMENT SALE

EPC - C56 (PO) / F26 (HOUSE)

LOCATION:

The property is situated in the heart of the village. The Lizard is the most southerly point on mainland Great Britain and as such is a very dramatic location in which to live and work and is a major draw for visitors.

As a tourist destination, there are a number of businesses catering for these needs along with a sizeable local population.

The nearest town is Helston, an historic market town and where tin was weighed and transacted, hence the Coinagehall. The town has a wide selection of services, schooling, national and niche retailers.

In summary, The Lizard is a very special part of the County in which to live and work.

PROPERTY:

Detached 3 storey building principally of stone construction (with some block work, garage and sorting office), dating to c. 1898, when it was built as a Post Office and has continuously traded as such since.

The former Post Office and Shop take up a part of the ground floor at the front with the rear parts being the owners reception rooms and kitchen.

On the first floor are up to 6 good sized bedrooms, some of which were converted into an annexe / flat, comprising lounge, kitchen and bedroom.

On the second floor, accessed via a full staircase are 3 rooms windows and a further without that are currently used for storage. These could be additional usable rooms, subject to conversion should a buyer so wish.

Outside is a very useful, sizeable and well serviced garage, which could be converted to an annexe / holiday let (STPP) and beyond a garden.

Overall a very sizeable and good size plot.



SCHEDULE OF ACCOMMODATION:

See page 5 Floor Plans

Ground Floor:**Former Post Office and Stores**

Former Post Office Area : Two fortress position counter with wooden counter, door and window to the front.

Sorting Office (Former) : Window and door to the rear, wooden parquet floor.

Retail Area : Window to the front, built in display and free standing units for display of gifts and stationery / cards.

Owners Accommodation

Inner hallway leading to:

Lounge : (with an area given over to an office), windows to the side, a sizeable room with a closed off fireplace.

Through to a shower room / wc, door to side.

Dining Area : Two oven cooking Aga (white), tiled floor, two windows to side and secondary staircase to First Floor.

Kitchen : Built in base and wall mounted units, 4 ring hob with double oven and extraction fan. Tiled floor. Exposed ceiling beams. Windows and door to rear elevation.

First Floor:

Large landing.

Bedroom 1 : Double , window to front

Bedroom 2 : Double, window to front.

Bedroom 3 : Double, window to front (currently configured as a kitchen from a previous use).

Bedroom 4 : Double, window to side.

Bedroom 5 : Master bedroom, window to side with far reaching coast view.

Bedroom 6 : Double, window to side, with far reaching coast view and access to second loft.

Separate WC

Bathroom : Bath with shower attachment, WC, cupboard with hot water immersion tank. Window to side.

Second Floor:

Staircase to the four areas currently used for storage, two to the front have dormer windows, one has a window to the side.

Outside :

Garage : With a high pitch roof, power, light and drainage. Inspection pit and retractable doors. A useful and sizeable addition to the property.

Parking at the front for up to 4 vehicles.

Garden to the rear, part paved and gravelled with some mature shrubs.



METHOD OF SALE:

Asset sale. Transfer of Going Concern.

TENURE:

Freehold : Title CL209979. Advised no Public Rights of Way or Easements over the Land.

There is a Restrictive Covenant which subsists that the property shall be used as a private residence together with a stores and / or Post Office on part of the ground floor (copies available).

SERVICES:

Mains water
Mains drainage
Three phase electricity supply
Oil (for hot water) and Storage Heaters

BUSINESS RATES & COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current (1st April 2023) rateable value is £7,100 To find out how much business rates will be payable there is a business rates estimator service via the website.

Council Tax C

VAT:

All the above prices/rentals are quoted exclusive of VAT, if applicable. We are advised the business is not registered for VAT on sales.

LEGAL COSTS:

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

STOCK:

At valuation on Completion, agreed between seller and buyer.

INVENTORY:

All loose chattels associated with running of the business to be transferred free of lease / lien.

ENERGY PERFORMANCE CERTIFICATES:

The Energy Performance Rating for this property is C56 (Post Office) and F26 (House).

FINANCE:

If you require any assistance for the funding of this property / business we are able to refer you to a Broker who can provide an initial assessment.

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

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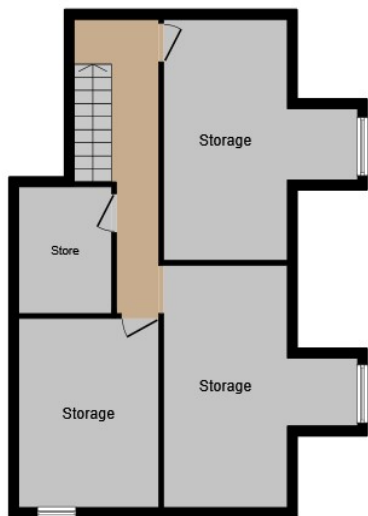




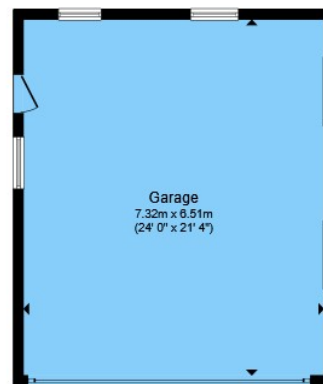
Ground Floor



First Floor



Second Floor



Garage

Total floor area 367.5 m² (3,955 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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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