



SHIPSHAPE, 1 FORE STREET, KINGSAND, TORPOINT, PL10 1NA

Delightful Fore Street location adjacent to beach in desirable Cornwall coastal village. Charming lock-up premises comprehensively equipped with three inter-locking sales areas, stockroom and WC. Turnover approx. £106,000 per annum. Healthy net profits. Seasonally run. Flexible hours. Great lifestyle business. LONG LEASEHOLD. 999 year lease. Viewing essential.

- **WATER'S EDGE GIFT, BEACH GOODS AND ICE CREAM SHOP**
- **DELIGHTFUL SETTING ADJACENT TO BEACH**
- **HIGHLY DESIRABLE CORNWALL COASTAL VILLAGE**
- **LOCK-UP PREMISES COMPREHENSIVELY EQUIPPED**
- **3 INTERCONNECTING SALES AREAS, STOCKROOM AND WC**
- **T/O APPROX. £106,000 WITH HEALTHY NET PROFITS**
- **SEASONALLY RUN FLEXIBLE HOURS**
- **GREAT LIFESTYLE BUSINESS**

BUSINESS TRANSFER - LONG LEASEHOLD OIRO £235,000 SAV SOLE AGENTS

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LOCATION:

Kingsand, along with its twin village of Cawsand, forms a highly sought-after coastal settlement popular with tourists, holiday and second homeowners, as well as permanent residents, many of whom commute to the nearby city of Plymouth which is accessible either by road (23 miles) across the Tamar road bridge at Saltash, or via the Torpoint car and passenger ferry approximately 5 miles away. Nearby beauty spots include Rame Head, Whitsand Bay, Tregantle Beach, Mount Edgcombe Park and Antony House (National Trust).

DESCRIPTION:

Shipsape is a charming and well established business located in a highly enviable trading position in the Fore Street of this popular and sought-after South East Cornwall coastal village. The shop is adjacent to the water's edge and beach and is also just a short walk from the main car park servicing the needs of the village and tourists. Consequently, it proves to be popular with both locals and the many thousands of holidaymakers who visit and pass through the area each year.

The premises are lock-up and occupy the ground floor of a period property which is believed to date back to the early 1800s. They comprise an appealing and well appointed sales area arranged in three interconnecting sections, plus staff toilet facilities, all being comprehensively fitted and equipped throughout. An early viewing appointment is strongly recommended to fully appreciate the location, charm and appeal of this well established and profitable business. It is a unique opportunity to acquire a "lifestyle" business in a highly desirable water's edge setting.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

SALES SHOP Attractive sales shop area with laminate floor covering, suspended ceiling, fluorescent lighting, service counter, digital till, extensive range of display wall shelving, central tier display gondola, various individual display stands and units and ice-cream servery with ice-cream fridges, till, shelving and separate servery to the main Fore Street.

REAR SALES AREA Semi open-plan to the front sales shop with laminate floor covering, part exposed stone walls, fluorescent lighting, range of slot wall shelving, individual central sales gondola, window to rear aspect and access to :- **SALES AREA 3** Wood laminate floor, diffused lighting, wetsuit display area, various individual display stands and racking.

STAFF WC With low-level WC and wash-hand basin.

SERVICES We understand that mains water, electricity and drainage are connected to the property.

BUSINESS:

TRADE is that of a **CHARMING WATER'S EDGE GIFT, BEACH GOODS AND ICE-CREAM SHOP** which enjoys an enviable trading position just a stone's throw from the beach in the heart of this highly desirable sought-after South East Cornwall coastal village. The business has been in the **PRESENT HANDS** since 2012 and is only now **OFFERED FOR SALE** as our clients are looking to retire.

The business is **COMFORTABLY RUN** by a husband and wife team with some casual part-time staff as required. It operates on a primarily **SEASONAL BASIS** from Easter to October. During the busy summer months (July, August, September) the shop is open 7 days a week from 10.00am to 4.30pm. During the quieter summer months and out of season, hours are reduced to suit demand. Our clients choose to close during the quite winter period, but will open occasionally on weekends.

The business is **WELL ESTABLISHED** and enjoys an enviable reputation catering for both locals and the many thousands of holidaymakers and tourists who visit and pass through the area.

We understand that the **ANNUAL TURNOVER** for the year ending 31 March 2025 amounted to approximately £106,230, achieving a **GROSS PROFIT** of approx. £43,098. We understand that of this turnover, approximately £72,565 was attributable to the shop, with the remaining £33,665 attributable to ice-cream sales. Additional trading figures can be made available to serious prospective buyers once they have actually inspected the premises.

Whilst trading successfully, it is felt that there is **GENUINE POTENTIAL** to further improve the turnover and profitability of this shop. Takings for the previous year were slightly down due to our clients ill health and it is felt that under new and enthusiastic ownership, takings could be increased and reinstated to what they were in previous years (i.e. net profit of approx. £45,000).

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £12,000.

This is an ideal opportunity to acquire a somewhat unique business in a highly enviable water's edge trading position. It operates on a primarily seasonal basis and is comfortably run producing a healthy net profit. It is felt this would make an ideal "lifestyle" business. A viewing appointment is strongly recommended.

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TENURE / LEASE TERMS:

The premises are subject to a 999 year long lease at a peppercorn rental.

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.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £3,850. This is not the rates payable and interested parties should make their own enquiries as small business rate relief may be available. To find out if business rates will be payable, there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (43).

ANTI-MONEY LAUNDERING REGULATIONS:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544

Email pg@listers.uk.com

Brian Hasell on 07570 384518

Email bh@miller-commercial.co.uk



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