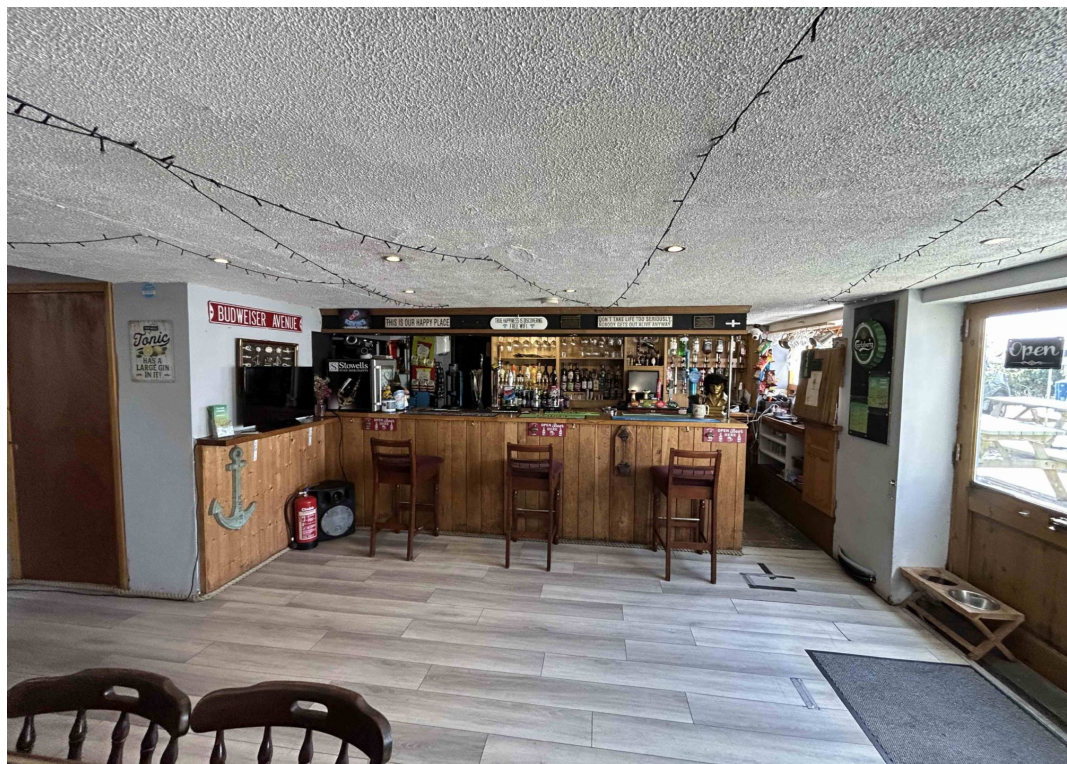
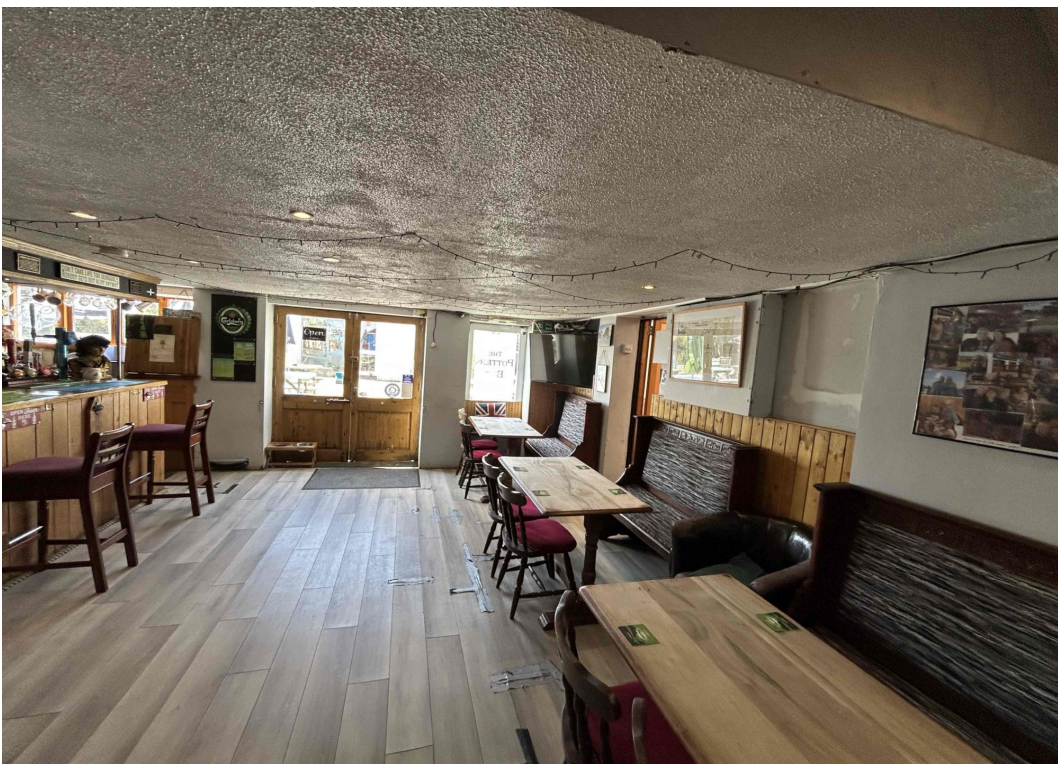




**THE POTTERS BAR AND GIFT SHOP, KENNACK SANDS, KUGGAR,
HELSTON, TR12 7LZ**

FREEHOLD £450,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- COASTAL FREEHOUSE WITH UP TO 50 COVERS
- FORMER GIFT SHOP, C. 500 SQ FT
- 3/4 BEDROOM ACCOMMODATION OVER TWO FLOORS
- PRIVATE GARDENS & PARKING, OVERALL AREA C. 0.26 ACRE
- TURNOVER UP TO VAT THRESHOLD, SCOPE TO INCREASE
- RETIREMENT/RELOCATION SALE

LOCATION:

The Potters Bar is located within the hamlet of Kuggar on the Lizard Peninsula, which is considered a vibrant holiday area and of course in which to live.

The business premises are located approximately 0.5 mile (by road) to the beaches at Kennack Sands, which are very popular all year round. The location is undeniably a key selling point for this property, given its high degree of visibility as one enters / leaves the beach.

Also, there are several campsites within proximity of our clients business.

BUSINESS:

We understand a business has traded on this site since the 1970's when it was originally a Pottery Studio (hence the name), which has been in our clients tenure since 2002.

The business is 100% wet, although we are advised there is significant demand for a food offering. The business trades all year; in the season from 16:00 to close 7 days per week and ; in the off season Friday, Saturday and Sunday 16:00 to close.

The opening hours are to suit our clients (two partners) requirements, so of course these hours could be extended. The business is supported by local custom and also visitors / residents of the advised 8 campsites and holiday lets within walking distance.

The turnover is up to the VAT threshold, by choice.

PROPERTIES:

The Potters Bar and Gift Shop (not trading) represent an excellent opportunity to acquire a sizeable amount of property in a desirable holiday location that would benefit from some updating and re-marketing to fully exploit the business potential.

ACCOMMODATION:

See floor plan of The Potters Bar on page 6 and the Gift Shop on Page 7.

THE POTTERS BAR:

A welcoming bar area, with door and window to the front. Built in bar servery with 10 pumps and cellar to rear. Up to 12 covers.

Through to the dining area which can cater for up to 28 covers, with space for games tables. From here access to Ladies and Disabled WC's and two unused store rooms.

From the main bar area a door giving access to a second floor store room.

From the bar access to a former cafe / tea room area, with tables and chairs for c.10-15 covers, with a multifuel burner, and small bar area and a wash up facility.

At the rear is a quasi-commercial kitchen with a 3 vent extraction system and some stainless steel units. Utility and Wash Up areas.

It is considered the kitchen areas could be updated to provide a full commercial kitchen capable of producing cooked food in volume.

On the Ground Floor are up to two bedrooms and a WC / Shower Room. Stairs to the first floor with two further bedrooms and a good size lounge, with some far reaching seaward views.

GIFT SHOP (FORMER):

A detached retail unit that has historically traded as a gift shop, with parking to the front.

OUTSIDE:

Connecting the property is a covered alleyway which gives access to a utility area and from the front aspect a larger store, which has a ladies and gents w.c's attached.

TRADE & PRIVATE GARDENS AND PARKING:

To the front is the trade area, with trestle tables and a covered area. Parking for several vehicles.

Driveway to the side of our clients property, leading to the garden, which has a lawn area, mature trees and shrubs.

TENURE:

Freehold: Title CL188917

Vehicular and pedestrian access for adjacent property (Cleethorpes) on south and western boundary. Copy of plan available.

PLANNING PERMISSIONS:

Advised no outstanding Planning Applications or Building Regulations.

OPERATING LICENCE(S):

Premises Licence for the sale of alcohol – Premises Licence PREM/00543.

METHOD OF SALE:

Transfer of a going concern on an Asset Sale basis.

SERVICES:

Advised by clients

- Drainage : Two septic tanks
- Water : Mains supply
- Electricity : Single phase.
- Gas : None

Interested parties to make own enquiries via statutory providers.

STOCK:

Stock at cost price agreed between seller and buyer on day of Completion, estimate c. £3,000.

VALUE ADDED TAX:

We are advised the business is not Registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

BUSINESS RATES & COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the revised Rateable Values (from April 2026) are £2,700, meaning for qualifying buyers no Business Rates are applicable, interested parties to make their own enquiries in this regard.

Council Tax Band C

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease/lien on Completion. An inventory will be supplied prior to an exchange of contracts and form part of the Contract for sale.

ENERGY PERFORMANCE CERTIFICATES:

The Potters Bar: Energy Asset Rating 42B

The Shop: Energy Asset Rating 53C

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of The Potters Bar and Gift Shop, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

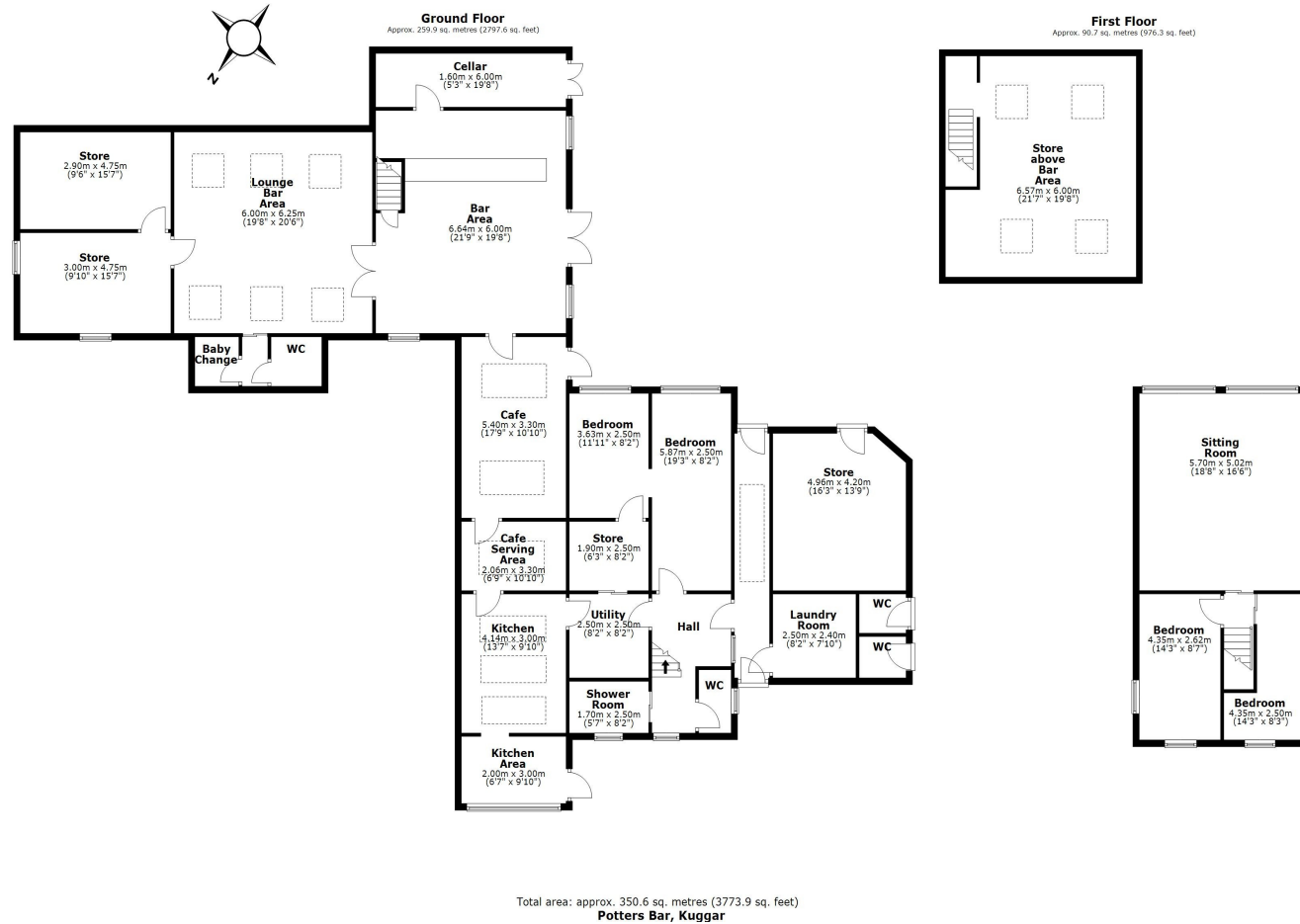
Email: gt@millier-commercial.co.uk

Jonny Bright on 01872 247022

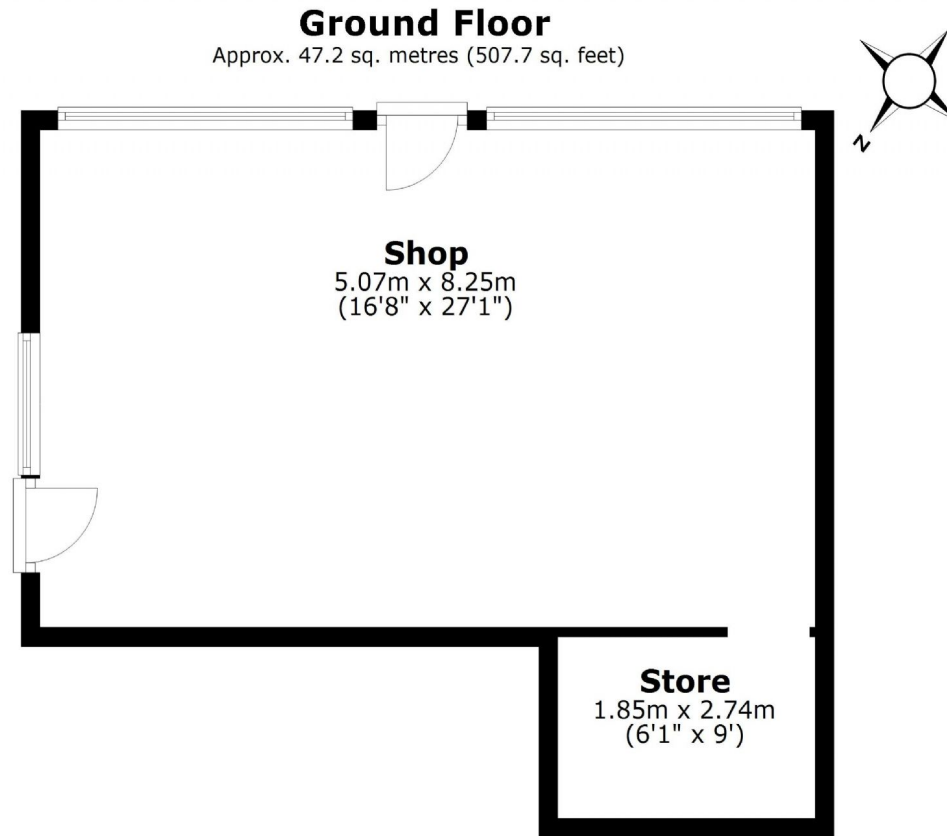
Email: jb@millier-commercial.co.uk







EG Radius Leaderboards



Total area: approx. 47.2 sq. metres (507.7 sq. feet)

Potters Bar Shop, Kuggar



EG Radius Leaderboards





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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