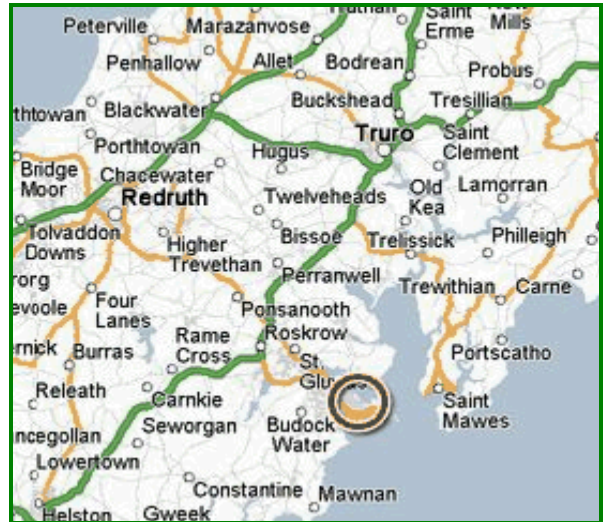


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TACKLE BOX, 1 SWANPOOL STREET, FALMOUTH TR11 3HU



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- **OPPORTUNITY TO ACQUIRE A WELL ESTABLISHED FISHING TACKLE SHOP**
 - **LOCATED IN POPULAR CORNISH COASTAL TOWN**
 - **GOOD SECONDARY TRADING PITCH CLOSE TO HARBOUR**
- **HIGHLY SUCCESSFUL BUSINESS WITH SUBSTANTIAL LEVELS OF PROFITABILITY**

LOCATION

Falmouth is situated on Cornwall's south coast and offers excellent sailing waters and fishing both in Falmouth Bay and the sheltered waters of the Carrick Roads. The town, which overlooks the harbour, enjoys good representation both by national companies and Sole Traders. The Tackle Box is located at the lower end of Swanpool Street in a good secondary trading pitch, close to Arwenack Street, which is part of the town's main thoroughfare.

THE BUSINESS

The property comprises of a retail sales area extending to 362 sq ft to the rear of which is a small storage area and cloakroom. The business, which has been trading for 9 years, offers a comprehensive range of both sea and fresh water fishing tackle with the business trading 7-days a week between the hours of 9am and 5pm. Accounting information for the year ending 30th April shows sales of £147,255, producing a gross profit of £59,591 and a reconstituted net profit of £45,251. Clearly the business is performing well and is supported by a large number of regular customers. Detailed accounting information will be made available to prospective purchasers subsequent to viewing.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Retail Sales Area: 296 sq ft. Two display windows, carpeting, fluorescent lighting, range of shelving, display cabinets and storage cupboards, electronic scales, electronic cash register.

Stock Room/WC: 66 sq ft. Shelving, low level wc.

Tenure: FREEHOLD

Guide Price: £135,000 plus SAV

GENERAL INFORMATION

INVENTORY:

Detailed inventory of all fixtures and fittings and equipment to be included within the sale will be provided by Miller Commercial prior to exchange of contracts.

STOCK:

To be taken at valuation.

BUSINESS RATES:

We refer you to the valuation office website www.voa.gov.uk or alternatively Call 0300 1234 171

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VAT:

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

FINANCE FACILITIES:

If you require further information, we are in touch with many leading brokers and in the first instance, please contact our office in Truro -telephone 01872 247036.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent; **[e]** Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

VIEWING: Strictly by prior appointment through Miller Commercial, Mansion House, Princes Street, Truro, Cornwall TR1 2RF
Tel: 01872 247036 E-mail: all@miller-commercial.co.uk or our Website: www.miller-commercial.co.uk