



PONSANOOTH VILLAGE STORES, 2 ST. MICHAELS ROAD, PONSANOOTH, TRURO, TR3 7EA

Ponsanooth Village Stores is a popular local store with Post Office services alongside an Amazon drop off point with Evri soon to be added. Offered for sale for the first time in over a decade there is a thriving business located in the heart of the village alongside a well presented two bed owners' accommodation which is currently trading as a holiday let. There is an opportunity for a new owner/operator to continue with this highly successful and well regarded local store that is at the heart of its community.

- **POPULAR LOCAL VILLAGE STORE**
- **2 BED OWNERS'/HOLIDAY ACCOMMODATION**
- **TURNOVER APPROXIMATELY £400,000**
- **RELUCTANT SALE DUE TO ILL HEALTH**
- **CONSISTENT TRADING HISTORY**
- **EPC HAS BEEN COMMISSIONED**

Offers In Excess Of £430,000

LOCATION:

Ponsanooth is a village located approximately 2.5 miles north west of Penryn, 7 miles south west of Truro and has a population of approximately 1,200. The Village Store is located in the heart of the village close to a popular pub and on the main road through Ponsanooth. It is ideally situated for passing trade and is well regarded in the village and surrounding areas.

PREMISES:

The property comprises a ground floor village shop with rear storage, office and exterior storage. Accessed separately along St Michaels Road is the 2 bed owners'/holiday accommodation.

Historically our client lived in the well equipped accommodation comprising a kitchen/diner, lounge, x 2 bedrooms and bathroom with a garden to the front. Since October 2022 our client has run this as a holiday let through Air BnB, Sykes Cottages and Booking.com to great success. This could of course continue or revert to living accommodation for a new business owner if desired.

Our clients' have kept on top of maintenance and have recently re-decorated the exterior, installed new signage alongside general upkeep.

BUSINESS:

Ponsanooth Village Stores has been trading for many years and has been in our client's hands for the last 11 years.

Turnover is as below with full P&Ls available upon request.

YE April 2023: £388,545
YE April 2022: £415,379
YE April 2021: £359,151

Post Office income is as below:

2022 - 2023: £23,857
2021 - 2022: £14,549
2020 - 2021: £10,685

The adjusted net profit stands at approximately £60,000. Due to health issues in the last few years more staff members have had to be employed which has hampered profits. There is a clear opportunity for a new owner to continue to run this successful business and push in different directions if desired.

The owner's have had plans drawn up to become a Premier Franchised Store, with details available upon request. The shop also operates as an Amazon Parcel Drop location and Evri will be available from mid-August 2023.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been commissioned.

VAT:

We understand that the business is elected for VAT.

LEGAL FEES:

Each party to bear their own legal fees.

BUSINESS RATES & COUNCIL TAX:

The shop has a rateable value of £5,900 whilst the accommodation falls under Council Tax Band A.

CONTACT INFORMATION:

Viewings are strictly by appointment only. For an initial discussion and to obtain the profit and loss accounts please contact either of the below:

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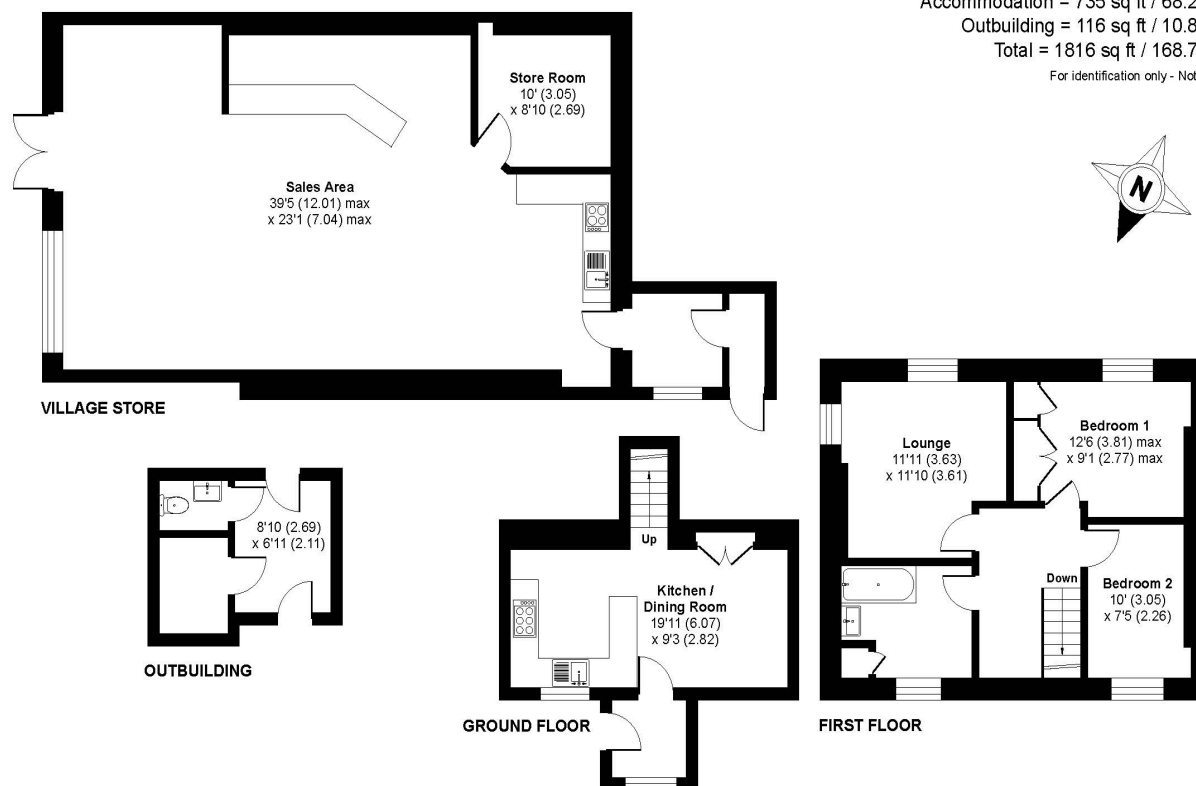




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Store = 965 sq ft / 89.6 sq m
 Accommodation = 735 sq ft / 68.2 sq m
 Outbuilding = 116 sq ft / 10.8 sq m
 Total = 1816 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Miller Commercial LLP. REF: 1017033

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