

**SBC**  
**PROPERTY**

**01872 277397**

**LOCATED IN ENGLAND'S SOUTHERN-MOST  
VILLAGE**

**OFFERED TO THE MARKET FOR THE FIRST TIME IN  
OVER 50 YEARS**

**SUBSTANTIAL COMMERCIAL & RESIDENTIAL  
PROPERTY**

**COMPRISING GIFT SHOP WITH 3-4 BEDROOM  
HOUSE**

**SEA VIEWS FROM FRONT ELEVATION**



**WENMAN GIFT SHOP  
THE LIZARD, NR HELSTON  
CORNWALL TR12 7NZ**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## LOCATION

Wenman Gift Shop is located in the popular village of the Lizard on the Lizard Peninsula in South Cornwall. Lizard Point is the most southerly point in Great Britain and attracts thousands of tourists each year. The village is a focal point on the Lizard Peninsula with a number of pretty coves in the area including Cadgwith Cove and Mullion Cove. Nearby Kynance Cove is another one of a number of beautiful and popular coves in this locality.

The nearby Goonhilly Earth Station dominates the skyline on the peninsula and is one of the largest satellite tracking establishments in Europe.

The village has a number facilities catering for the local and tourist sectors.

## DESCRIPTION

Large external forecourt with parking and external seating leading into main retail shop.

### Ground Floor

Retail Shop (4.76m x 12.25m)

Double access doors providing access into an open-plan retail shop selling a variety of gifts and ice-cream products. Large glazed frontage and internal door leading into

Store (3.39m x 4.24m)

Separate Store/WC (2m x 4.24m)

To the rear of the ice-cream display is an integral door leading to residential accommodation into stair/lobby area. Access through to large L-shaped living/kitchen areas incorporating

**Note:** The retail space could be sub-divided further and the design of the building would make this a simple task as a retail front is not presently used. This could be utilised for additional takeaway/retail uses.

Living Room (3.16m x 5.71m)

Large UPVC double glazed window overlooking the garden. Open archway through to

Kitchen (4.09m x 3.5m)

Large open-plan kitchen incorporating a number of base and eye-level modern worktop units and cupboards. Electric AG oven, hotplate and hob. Door leading to small porch with UPVC door to rear.

Covered Veranda

Access into a

Separate Single Garage (5.97m x 3.35m)

With internal partitioning creating a

Small Office Store (3.35m x 2.55m)



## First Floor

### **Bathroom (3.19m x 2.1m)**

Fully tiled walls, UPVC window to rear, corner bath with shower over, wc and wash hand basin.

### **Store Cupboard**

### **Access through to**

### **Dining Room (3.85m x 2.91m)**

UPVC window overlooking rear garden. Door through to

### **Double Bedroom (6.49m x 3.35m)**

Large room with UPVC window to rear. Laminate flooring. Ample storage.

### **Living Room (6.1m x 4.33m narrowing to 3.3m)**

L-shaped living room. Large double glazed UPVC windows to the front elevation benefiting from sea views.

### **Bedroom (4.74m x 3.29) and (1.72.x 0.97)**

Large open plan double bedroom with sea views from the front, large storage areas off.

### **Bedroom (2.29m x 3.72m)**

Double bedroom rear facing with built in storage cupboards.

## ENERGY PERFORMANCE CERTIFICATE

The property is classified as Rating D.

## BUSINESS RATES

The premises are classified as follows:

Shop & Premises      £6,900 (2017 List)





## SERVICES

We are advised that the premises are connected to mains water, electric and drainage. Heating is via oil-fired central heating. (We would point out that no testing of any of the services has been carried out by the agent).

## PLANNING

The premises benefit from an existing A1/E Retail Use on the gift shop. We would recommend that potential purchasers make their own enquiries with Cornwall Council in respect of existing and potential Planning Permissions for the property.

## BUSINESS

The business has been in the same ownership for in excess of 50 years and trades from Wenman Gift Shop. The business is extremely popular serving the local and tourist sectors and currently operates for five and half months of the year. Significant scope exists for the businesses to be traded year round given the popularity of the area.

The business has consistent turnover approaching £110,000 per annum with extremely high levels of EBITDA. The business is run by the proprietors with opportunities to increase turnover and net profit levels. Full accounts are available following an initial viewing.

## TENURE

The property is offered freehold with vacant possession to include. Normal fixtures and fittings will be included in the sale of the business and a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## PRICE

£450,000 for the freehold interest.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



## VIEWING/FURTHER INFORMATION

Strictly by appointment with sole selling agents:

SBC Property  
Daniell House  
Falmouth Road  
Truro  
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