



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors Specialising in all aspects of commercial property

FOR SALE Red Rose Textiles, 7 Alverton Street TR18 2QW

Business/Vacant & Retail Unit

£180,000

Excellent position opposite McColls, near 2 car parks, near Boots, NatWest bank, Council offices and the Job Centre

Three storey shop in high street location

Planning permission granted for a one bedroom two storey cottage with single storey shop extension to the rear

Textile business supplying direct to the public

Turnover at year end 30 April 2016 £120,143

SAV plus an inventory will be provided

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Penzance attracts a range of UK and international tourists all year round. Penzance is widely known as one of the most premier towns of Cornwall located on the south coast with a resident population of some 20,000 plus. This is boosted during the summer months with visitors to the area. An electronic footfall counter has recently counted a pedestrian flow of circa 3 million passing through Penzance. In addition the town has good road, rail and air links and is the social and administrative centre for Penwith. The A30 trunk road, which is the major thoroughfare in and out of the County, is close by and Newquay Airport is within 32 miles distance. London can be easily reached from the airport or via the A30/M5 links out of Cornwall. Penzance also has a main line railway station offering a daily service to Paddington, London.

Description

A 3 storey terraced high street shop with cellar located on a busy main street. The property was built in the 1800s and improvements include UPVC windows. There are stairs to rear of the shop to the cellar area consisting of 3 store rooms with stairs to first floor, which was understood to be a flat with separate entrance.

Rateable Value

The rateable value is £6,500 effective 1 April 2017 but further information can be obtained from the website:

<https://www.gov.uk/correct-your-business-rates>

The Business

The business is owned by a husband and wife team who founded the business 22 years ago. As well as having a good stock of curtain and upholstery fabric, there is also an established curtain and soft furnishing make-up service supplying the general public and a number of hotels and holiday lets in the area. On the first floor is a selection of net curtains voiles and craft fabric, as well as a workroom. Tracks, poles, furnishing trims and other ancillary products are also available.

Turnover

Turnover for year ending 30 April 2016 was £120,143. The full accounts will only be provided on request after an inspection.

Staff

Currently there is one part-time member of staff with occasional off site workers.

Stock

SAV varies between £35,000 and £55,000.

Trading Hours

Tuesday - Saturday 9:00 to 17:00

Sunday - Closed

Monday - Closed

Tenure

We are advised that the property is Freehold.

EPC

The property has a current EPC rating of **G184**

Legal Costs

The purchaser is responsible for the legal and professional fees if the transaction is aborted.

Services

We understand that mains water, drainage and electricity are available. However we have not tested these connections and advise that all interested parties make their own enquiries of the necessary statutory authority.



Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that:

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Planning

There is a grant of detailed planning permission for a two-storey 42.5 sq.m (139.43 sq.ft) dwelling to the rear of the site plus a single storey extension of the shop. Grant of Conditional Planning Permission can be found under the following references: PA13/11419, PA14/01097 and PA13/09874. There has been a material start re the planning permission - foul drainage reference: CBC/17/1474. Copies are available by e-mail only from Smart Commercial Property at: timsmart@scp.uk.com.

Cornwall Council Planning Department can be contacted by phone: 0300 1234 151 or by e-mail: planning@cornwall.gov.uk

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of SCP and accordingly we recommend obtaining advice from a specialist source.

Floor Schedule

Floor	Description	Sq M	Sq Ft
Ground	Retail Zone A	22.2	238.9
Ground	Retail zone B	11.4	122.7
First	Workshop	11.6	124.8
First	Retail Area	24.0	258.3
Second	Office/ staffroom	10.9	117.3
Second	Store	0.6	6.4
Second	Store	13.3	143.1
Second	Store	8.0	86.1
Basement	Store	12.2	131.3
Basement	Store	16.1	173.2
TOTAL		130.5	1402.1



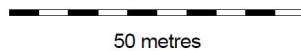
Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract





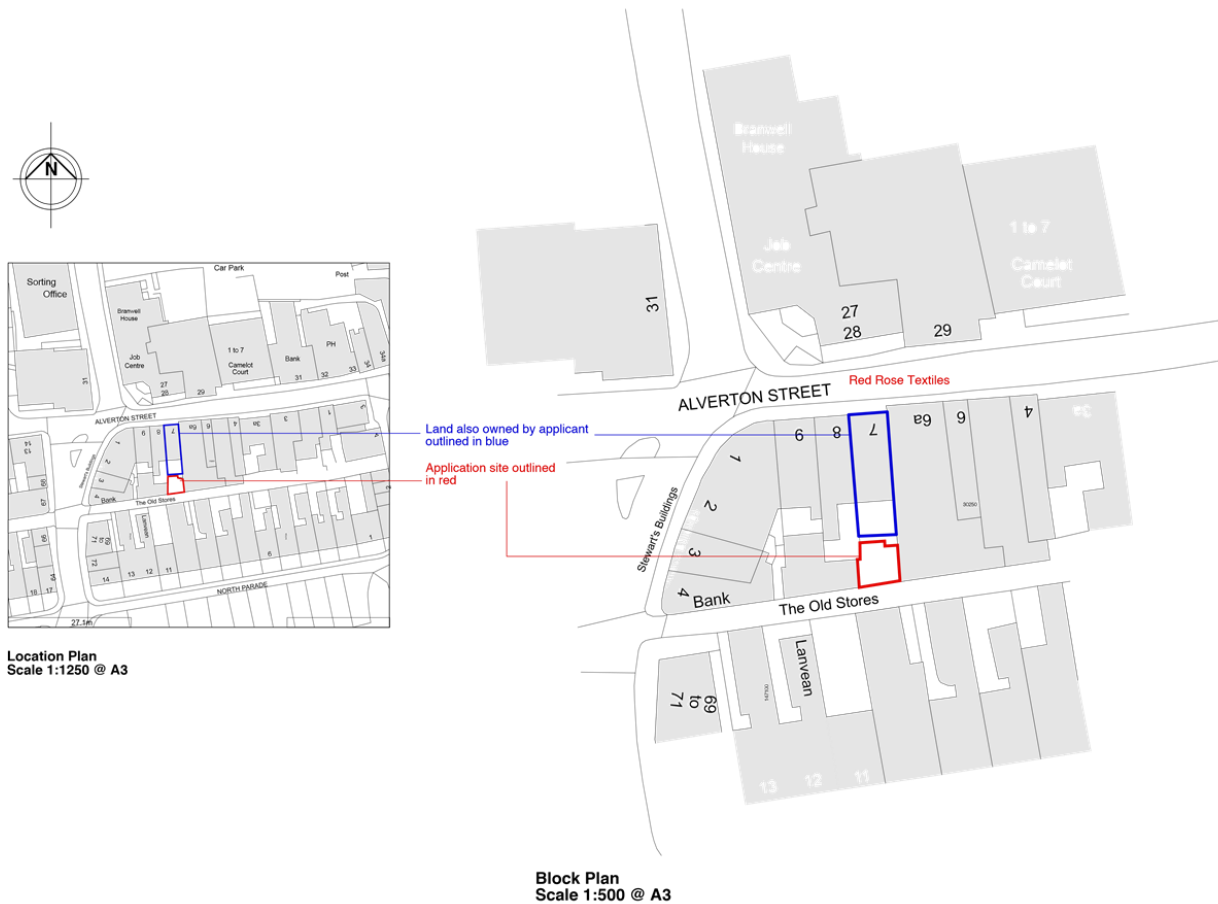
For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- 

Location and Block Plan



NOTES	
1	THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
2	DO NOT SCALE OFF THIS DRAWING
3	ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
4	NO RESPONSIBILITY CAN BE ACCEPTED FOR FINISHES ARISING ON ANY DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS
AMENDMENTS	
<p>PLANNING</p> <p>1 North Parade Penzance TR18 4SH 01736 331199</p> <p>MIKE BRADBURY DESIGN</p> <p>Extension to Red Rose Textiles 7 Alverton Street Penzance for Mr & Mrs W Farrington</p> <p>TITLE Location & Block Plan</p> <p>1801A-P02</p> <p>1:50 @ A1 1:100 @ A3 August 2013</p> <p>OFFICE USE / PREPARE 4 MFB</p>	



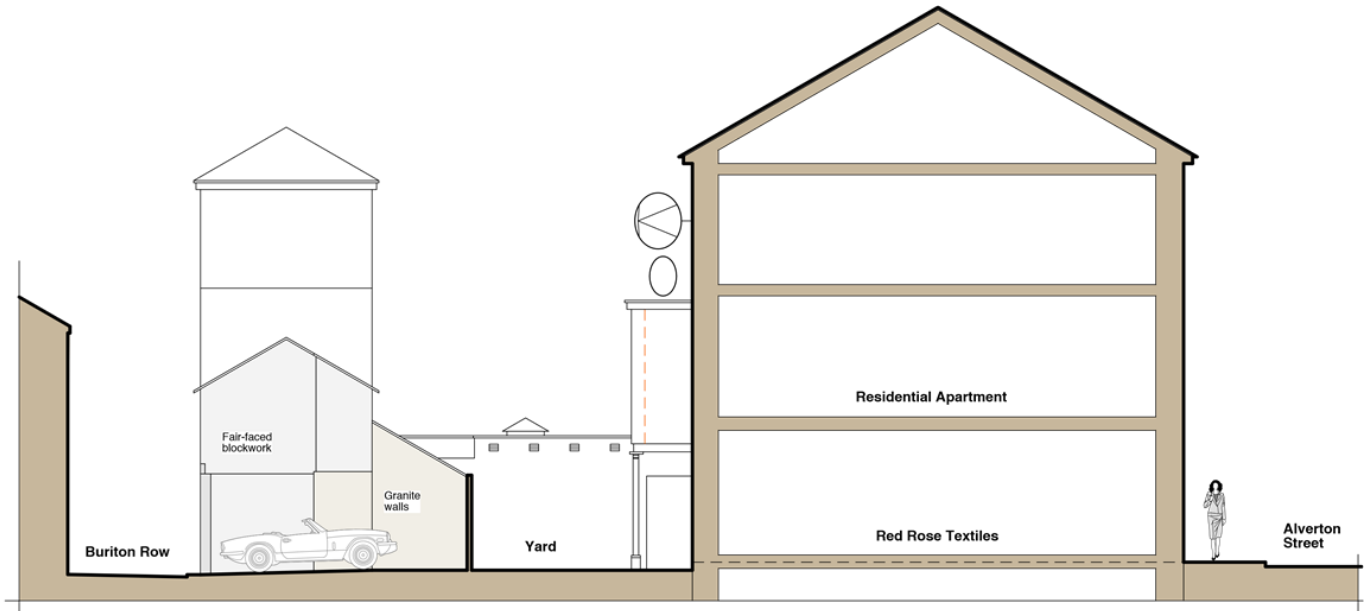
Truro Office:
Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD



Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

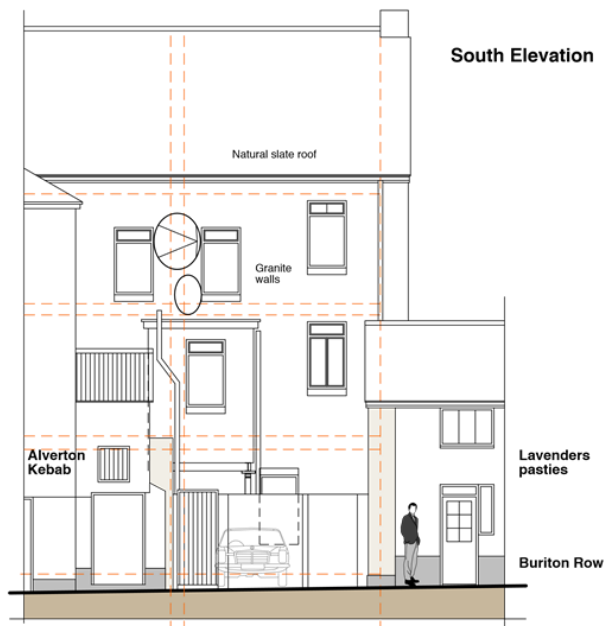
- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Existing Elevations



East Section / Elevation

West Section / Elevation



South Elevation

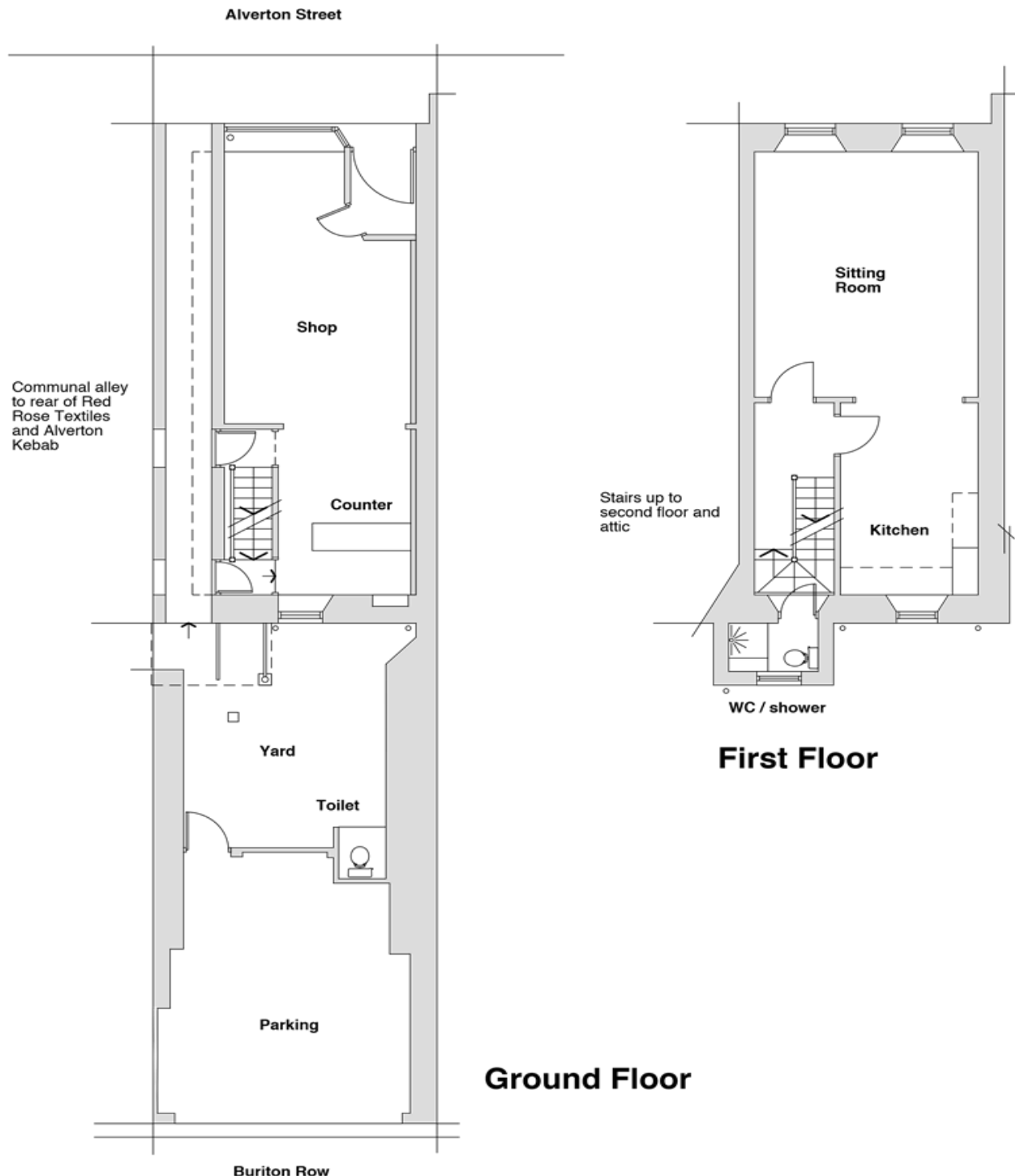


Truro Office:
Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Proposed Plans



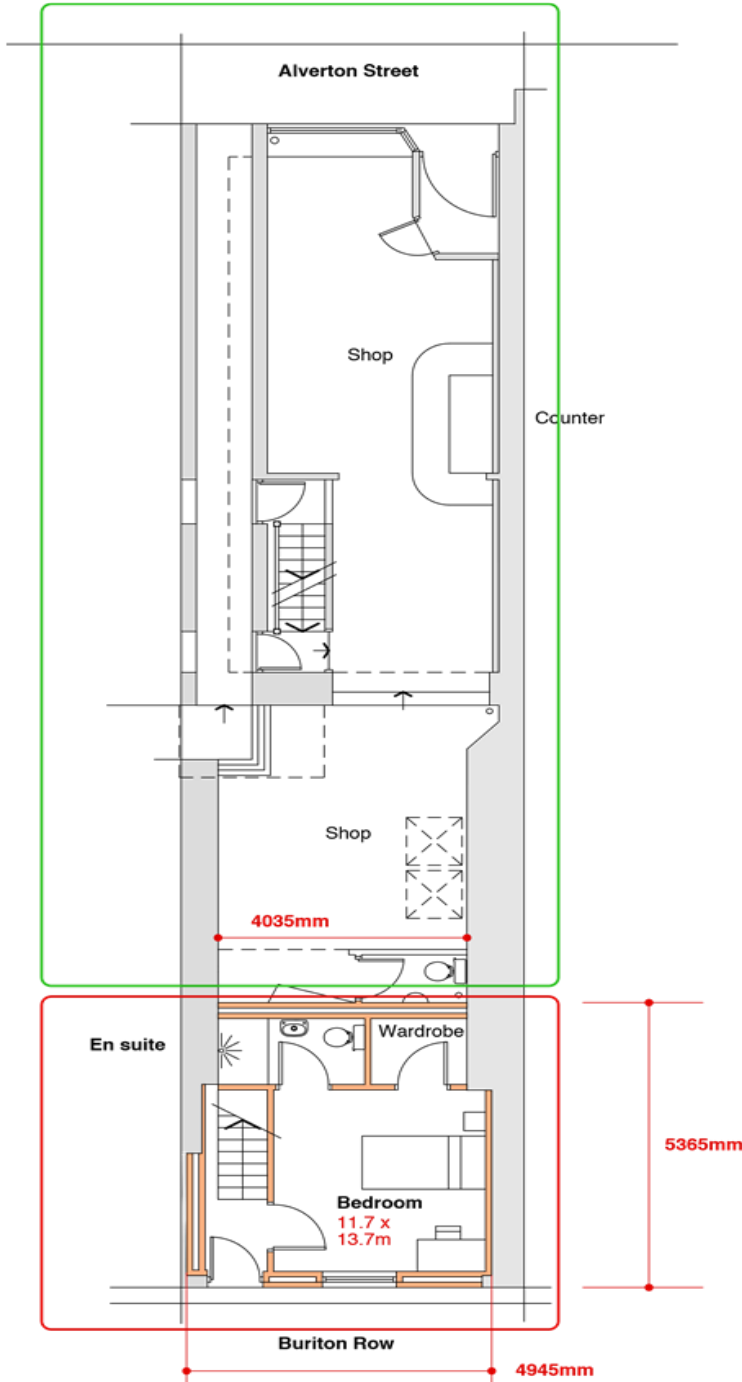
Truro Office:
Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

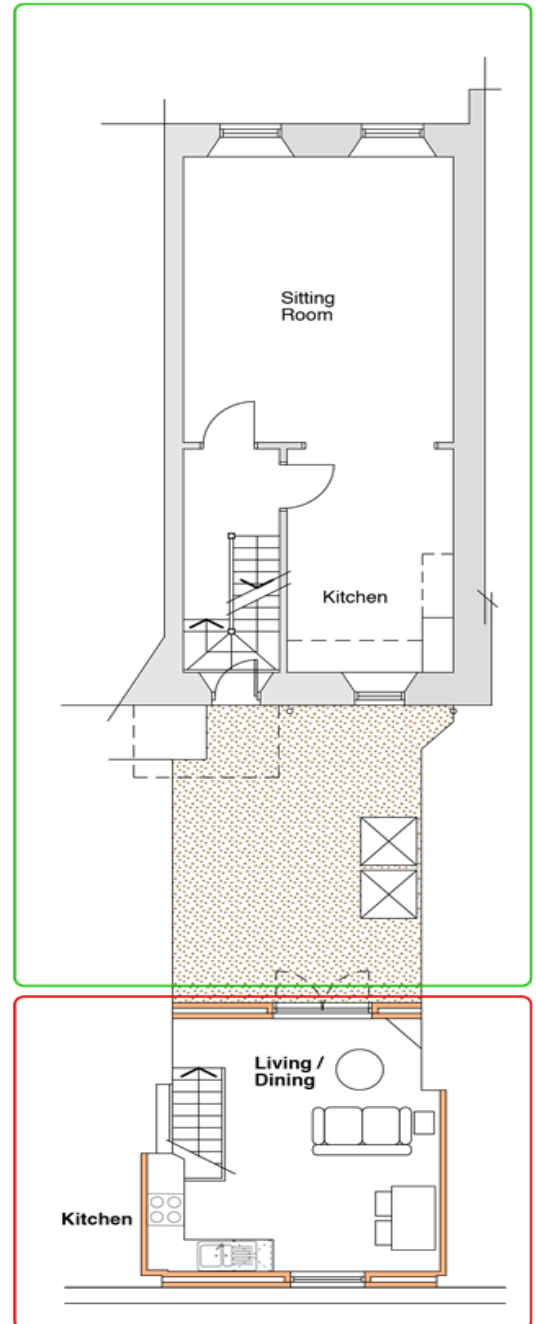
- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Proposed Plans

Ground Floor



First Floor



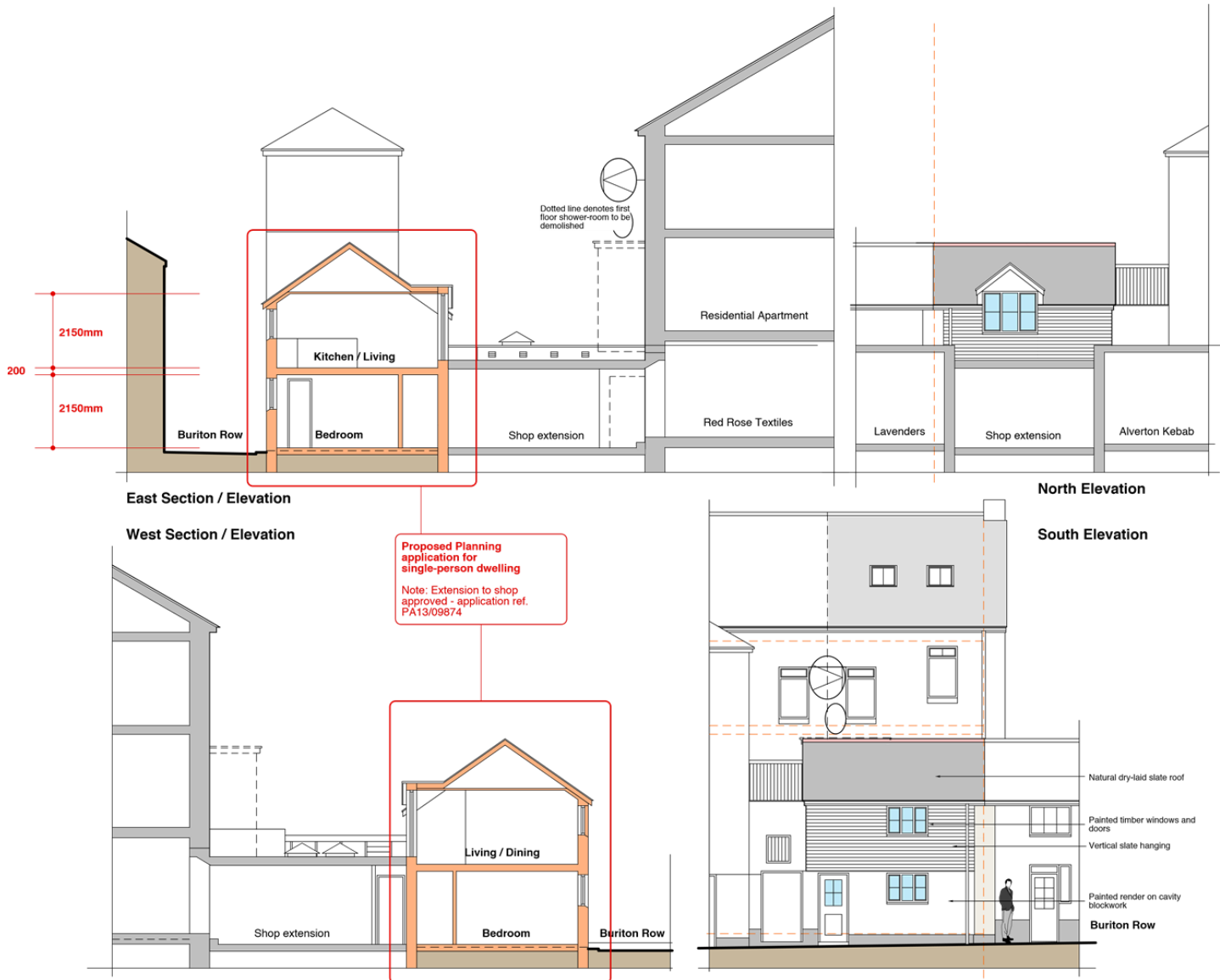
Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Proposed Elevations



Truro Office:
 Compass House, Truro Business Park
 Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract