



**Millerson**  
millerson.com



**Camelford**

**Asking Price of £38,000 Leasehold**

- Double Fronted
- Large Sales Area
- Store Room
- Main Street Position
- EPC E/102



**FOR SALE**

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and letting”

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The trading name of this business, being a newsagents, adequately expresses its importance which has a high personal footfall off the main street by regular customers collecting their daily papers or other goods such as stationery and confectionary.

The business is offered with a great deal of reluctance with the owner unable to fulfil the task of running this particular business. He has more than enjoyed his time during the last ten years.

The shop now opens from 8.00am to 1.00pm other than two days a week when it closes at 3.00pm. There is a paper delivery before the retail shop opens at 8.00am. Turnover would be increased by extending the opening hours.

Centrally placed in this very individual north coastal town it still retains its character with the River Camel running through the centre of the town.

This area of the county is closely related to such places as Boscastle and Tintagel with Bude, Wadebridge and Launceston in close proximity.

The area has been very popular this year with those enjoying the open country, Davidstow and the close proximity of the north coast.

This double fronted property has steps leading into the main retail area with a gradual slope down to the rear area with a store room behind and a kitchen and toilet at the rear.

The first floor flat above, has been sold on a 999 year lease paying a ground rent of £100 per annum including insurance contribution.

The turnover of the business has dropped substantially although it receives somewhere in the order of 200 regular visits per day by local customers and a much higher level of customers throughout the spring, summer and autumn.

The turnover in 2012 was in excess of £140,000 and dropped to approximately £100,000 due to the reduction of opening hours.

One part timer works for less than 20 hours per week.

Business may be available on a 12-15 year lease with a commencing rent of £5,000 p.a. with 3 yearly rent reviews.

## VIEWING

Strictly through the vendors agents, Launceston Office, 6a High Street, Launceston, Cornwall, PL15 8ER.

Tel: **01566 776055**.

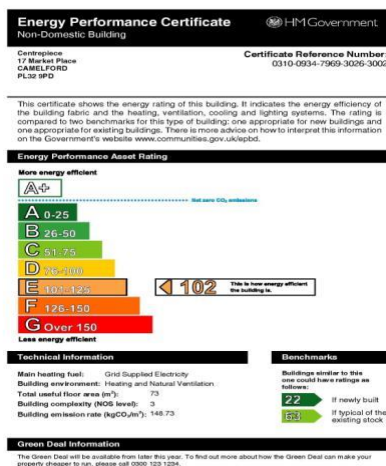
Web: **www.millerson.com**

and **www.rightmove.co.uk**

Email: **launceston@millerson.com**

**REF: LAU140220**

## Energy Efficiency Report



## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 12.0.14

**To arrange a viewing please contact  
Millerson**

**Tel: 01566 776055 or 01872 245100**

**Email: [launceston@millerson.com](mailto:launceston@millerson.com)**

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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