



HARBOURLIGHT  
CLOTHING



# THE HARBOUR LIGHT CLOTHING & ICE-CREAM PARLOUR

## THE HARBOUR, BOSCASTLE, CORNWALL PL35 0AG

- An outstanding lifestyle business opportunity enjoying a prime trading location adjacent to the picturesque Boscastle Harbour
- Retail sales 470 sq ft
- Ice-Cream Parlour 175 sq ft
- Storage approximately 400 sq ft
- Average sales approaching £130,000, trading Easter to October

**LEASEHOLD**

**GUIDE PRICE £92,500 PLUS SAV**

**SOLE AGENT**



## LOCATION

This fine, lifestyle opportunity enjoys a prime trading location adjacent to the beautiful and picturesque Boscastle Harbour on Cornwall's North Coast. Much of the land in and around Boscastle is owned by the National Trust and the harbour attracts a high volume of visitors, particularly during the busy spring and summer months.

This long established retail business has traded in Boscastle since the 1960s and from the current location for over 20 years.

## SCHEDULE OF ACCOMMODATION

(All dimensions are approximate)

### **MAIN RETAIL SALES AREA 9.86 x 4.44m (471 sq ft)**

Equipped to retail a quality range of casual clothing. Double entrance doors. Tiled flooring. Sales counter. Changing room.

### **STORE ROOM 4.76 x 3.34m (171 sq ft)**

Fitted with a range of stock shelving.

### **STAFF CLOAKROOM WC**

Stainless steel sink unit with cupboards under. Oil boiler.

### **SHARED SIDE ENTRANCE HALL**

With access to additional storage area.

### **ADDITIONAL STORAGE AREA 10.56 x 2.22m (252 sq ft)**

### **ACCESS TO:-**

### **ICE-CREAM PARLOUR 4.81 x 3.4m maximum (175 sq ft)**

Ice-cream display freezer.

## THE BUSINESS

The long established retail business trades from Easter to the end of October, opening 11am till 4pm, seven days a week. Average sales for the year ending 31st December 2024 were approximately £128,000 per annum. In the normal manner, further detailed accounting information can be made available to seriously interested parties following a viewing appointment.

## TENURE

Leasehold with a new 12 year, proportional full repairing and insuring lease with three yearly rent reviews at an initial rent of £16,000 per annum.

## SERVICES

Services connected to the premises include mains water, drainage and electricity. Oil-fired central heating. (We would point out that no testing of any of the services has been carried out by the agent.)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.



## BUSINESS RATES

The property has a Rateable Value of £14,500 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.tax-service.gov.uk/business-rates-find](http://www.tax-service.gov.uk/business-rates-find)).

## EPC

The premises has an EPC Rating of D under Certificate Reference Number 9247-3932-4209-4327-2204.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents  
SBC Property  
Daniell House  
Falmouth Road  
Truro Cornwall TR1 2HX

**FAO** : **Russell Weetch MRICS**  
**TEL** : **07825 735465**  
**EMAIL** : **[russell@sbcproperty.com](mailto:russell@sbcproperty.com)**



The sale of any going concern business is confidential, therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an informal viewing, we can then confirm whether or not it is still available.





## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 277397

Mob: 07825 735465

E: Russell@sbcproperty.com

*SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burridge Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burridge Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*