



**POLKERRIS HOLIDAYS CARAVAN PARK, POLKERRIS, PAR, ST AUSTELL,
PL24 2TL**

£350,000 LEASEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- COASTAL SEASONAL HOLIDAY BUSINESS
- 7 STATIC CARAVANS FOR HIRE
- SIGNIFICANT UPDATING OF INFRASTRUCTURE
- LINEN STORE / LAUNDRY ETC
- TURNOVER C. £83,000 PA (SEASON)
- RETIREMENT SALE
- EPC N/A

LOCATION:

Polkerris Holidays is located in the pretty village of Polkerris, overlooking St Austell Bay, which has a stone quay providing shelter.

The beach is located approximately 2 miles west of Fowey and 6 miles from St Austell. The sandy beach is ideal for families, with facilities including a slipway, water sports centre, a pub and a seafood restaurant and takeaway cafe.

Businesses in prime coastal locations such as Polkerris offer a rare opportunity.

BUSINESS:

We understand Polkerris has been a campsite since the 1950's, has been in our clients tenure since 2020, who are now looking to semi retire away from this sector to pursue other business interests.

We are advised the business has high levels of repeat bookings (c. 40%) with many generations of families holidaying here over the years, such is the enduring appeal of Polkerris and the small nature of this site.

The business trades from 31st March to the end of October and as such has a turnover of c. £83,000 per annum.

The business is run by our clients with assistance from self employed cleaners and contractor for maintenance and gardening duties.

Please see our clients website: polkerrisholidays.co.uk

PROPERTY AND ASSETS:

Secure garden machinery store.

Linen Room (3.43m x 3.36m) door to front and window to rear, racking for linen.

Secure Gas Bottle storage.

Static Caravans: 5 (five) Atlas 28' x 10' and 2 (two) Gemini 28' x 10' - both classified as 4-6 berth with a double bedroom / twin bedroom and pull out sofa bed.

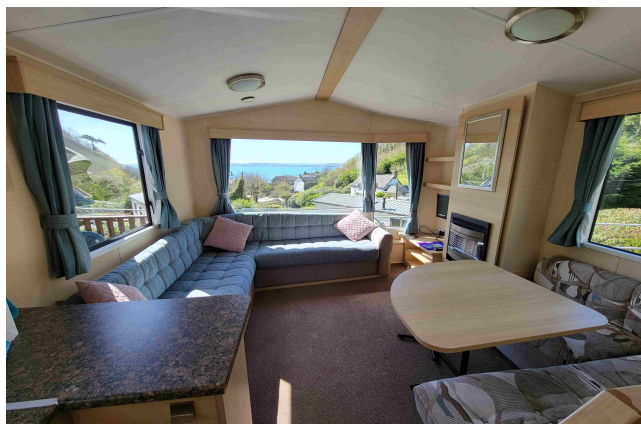
THE SITE:

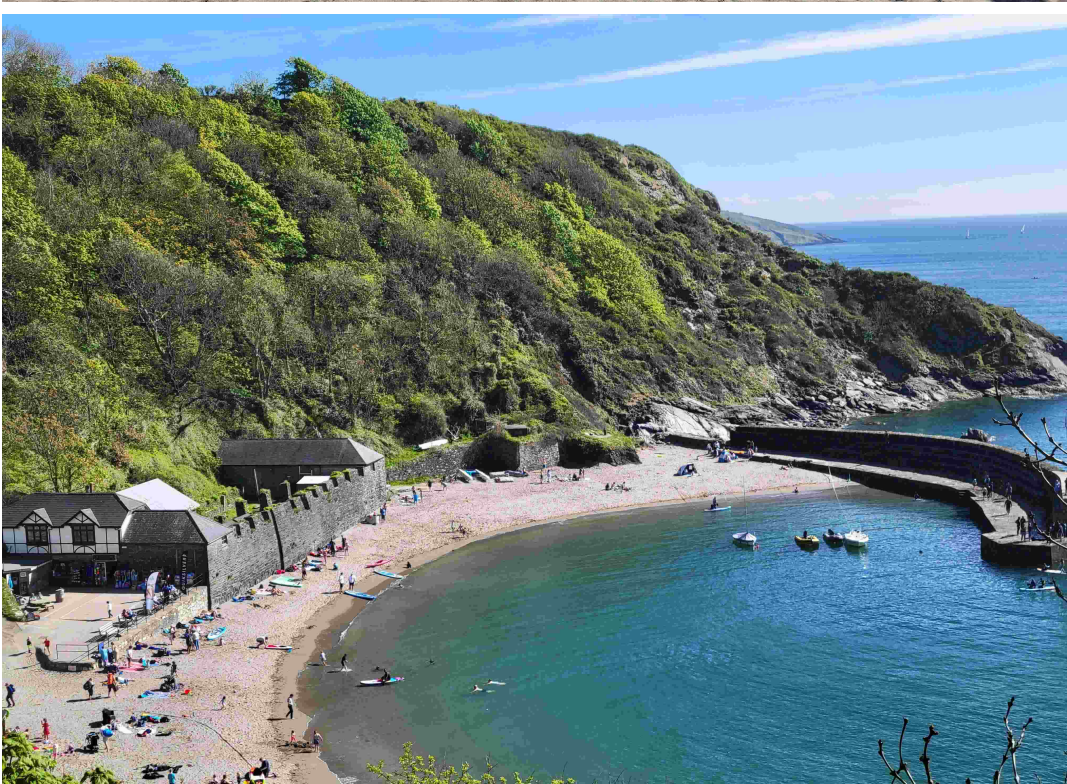
The overall site extends to 0.536 of an acre, which rises from front (roadside) to the rear and comprises two parking areas and access ways to the static caravans with newly installed lit pathways with hand rails.

The site allows the units to have their own space and given the elevated position and terracing all of the units have a sea aspect.

In addition to the static caravans own space / garden and seating areas is a level communal seating area approx. 6m wide x 22m in length.

Digital map available to show areas available upon request.





TENURE:

Leasehold : 20 year term, commenced 30 October 2020 for a term of 20 years with a passing rental of £10,000 pa, with a 4 year rent review.

The lease is excluded from sections 24 - 28 of the Landlord & Tenant Act.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Number: CL246495

Advised no public rights of way or restrictive covenants over the land.

PLANNING PERMISSION:

Permission Ref : 155551/C and Site Licence to allow not more than seven (7) caravans occupied during the period the Friday before Good Friday or 1st April, whichever is the earlier until 31st October in each year.
Advised no outstanding Planning Permission or Building Regulations pending on the properties.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

SERVICES:

Advised by clients

- Drainage: Mains
- Water: Mains
- Electricity: Three phases
- Gas: 47kg bottles to supply vans.

Interested parties to make own enquiries via statutory providers.

STOCK:

Stock at valuation (cost price) agreed between seller and buyer on day of completion. Nominal value of consumables.

BUSINESS RATES & COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £11,400 (this is not the rates payable).

Council Tax: Not applicable

VAT:

We are advised the business is not Registered for VAT on sales.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

Not Applicable.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Polkerris Holidays, at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk





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