

Miller Commercial

Chartered Surveyors and Business Property Specialists



THE FUNKY BROWNIE CO, UNIT 5, PELTON HOUSE, CAMBORNE, TR14 0FA

A ground floor unit forming part of a parade of units, including a Spar Shop, hairdressers and offices.

The unit has been fitted out by our clients to provide a serving area at the front, food preparation and storage behind and at the rear, additional store and WC.

- ESTABLISHED (2021) RETAIL / CATERING BUSINESS
- WELL EQUIPPED & PRESENTED UNIT C.46 SQM OVERALL
- ON EDGE OF WELL REGARDED HOUSING AREA
- QUALITY FIXTURES & FITTINGS INCLUDED IN THE SALE
- TURNOVER C. £108k, GP 48% AND NET C.£39K PA
- RETIREMENT SALE, HANDOVER TO BE GIVEN IF REQUIRED
- EPC: B (29)

£40,000 LEASEHOLD plus SAV

LOCATION:

Funky Brownie is located on the outskirts but within the larger residential conurbation of Camborne, in West Cornwall.

The Camborne, Pool Redruth area is widely regarded as the historic industrial engine of Cornwall and today has the highest volume of trading estates in the Country given its location within the County and access to the main trunk road (A30).

The area has seen significant commercial and residential development in recent years, which has given rise to the Hilderley Park developm

PROPERTY:

A ground floor unit forming part of a parade of units, including a Spar Shop, hairdressers and offices.

The unit has been fitted out by our clients to provide a serving area at the front, food preparation and storage behind and at the rear, additional store and wc, plus door to rear as means of escape.

BUSINESS:

The business was established in 2017 and moved to Cornwall in 2021, when our clients started in the business and became the owners in 2022.

The business trades all year with the exception of holidays and opens Tuesday to Saturday 10:00 to 17:00.

The sales are currently derived from retail (shop and the Redruth market once per month), there are currently no online mail order sales. The clients will provide a handover for the day to day operation and the recipes.

The trading year end is 30th April. The trading profit and loss accounts for the year end April 2025 show sales of £108,414 with a Gross Profit of 48% and an adjusted net profit of £38,886.

Further details available upon request. See our clients website www.thefunkybrownieco.co.uk

ACCOMMODATION:**RETAIL / PREPARATION AREA:**

9.59m x 3.98m; a well presented, light and airy space with a seating and serving area to the front, with a glass toll top display counter with Nuova Simonelli 2 group coffee machine and separate grinder.

To the rear is the food preparation area, with 3 large milk shake blenders, stainless steel work benches, 1 x upright fridge. 1 x upright freezer (Bosch), 1 x double fridge (Polar) , 1 x Lincat ECO8 Commercial Oven, 2 x Cake Mixers (one planetary 20 lt), 1 x Buffalo microwave, undercounter stainless steel cupboard and wall mounted drainer and sink.

REAR

2.98m x 2.55m, racking on one side, wc with hand basin and door to rear.

OUTSIDE

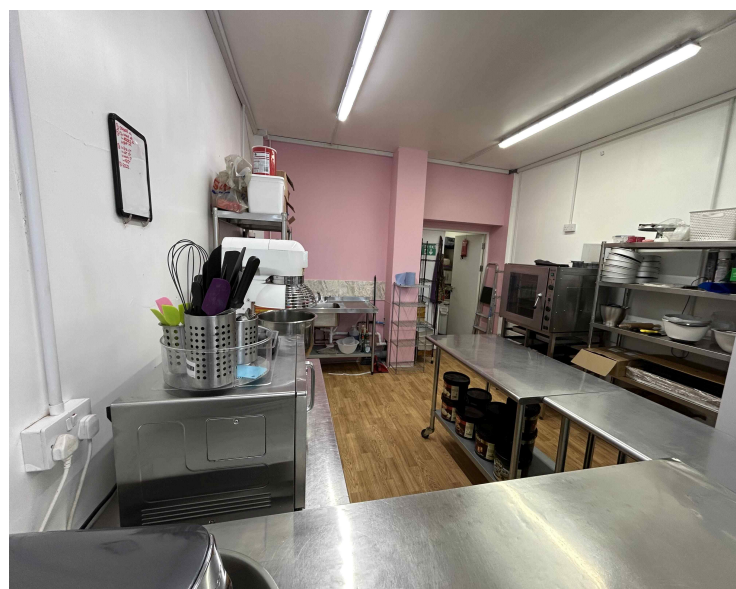
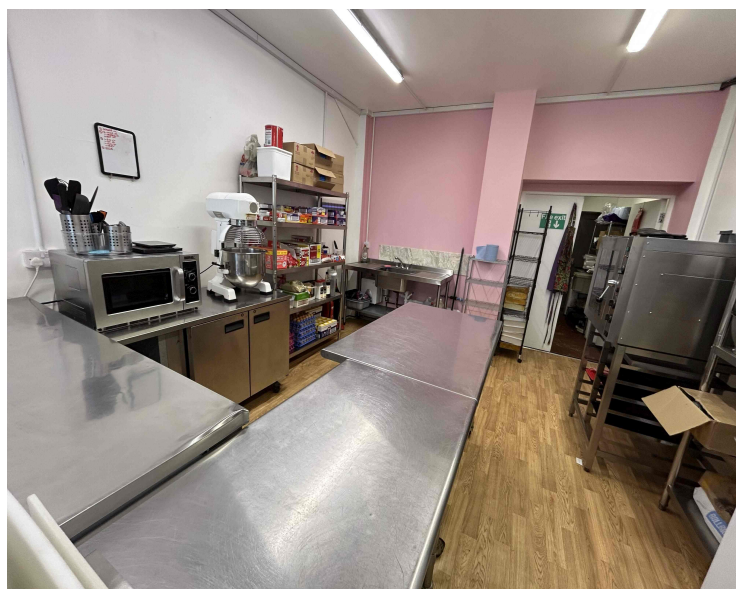
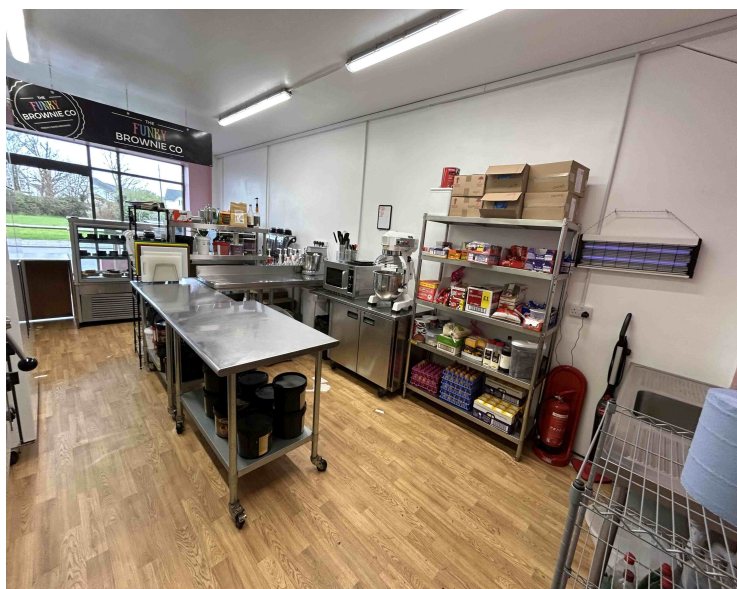
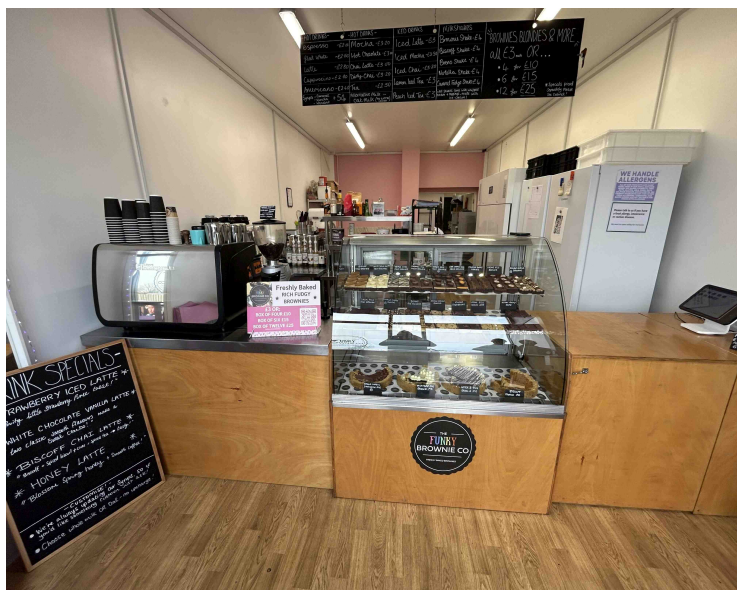
Rear area where we are advised the clients can park, not demised on lease.

TENURE

Leasehold : 6 year lease commenced October 2023 with a passing rental of £4000 per annum (plus service charge). We understand the lease has the automatic right to renew at the end of the initial terms, subject to adhering to the lease terms and notice served to the Landlords.

METHOD OF SALE:

Sale of business as a trading going concern on an Asset Sale basis.



SERVICES:

Advised by clients

- Drainage: Connected to main supply
- Water: Connected to main supply
- Electricity: Single Phase
- Gas: None
- Central Heating: None

Interested parties to make own enquiries via statutory providers.

STOCK:

At cost price on Completion, agreed between seller and buyer.

LEGAL COSTS:

Each party to bear their own costs with regards to this transaction, whether the matter completes or not. Also, 50% each of the Landlords reasonably incurred costs in relation to the assignment.

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 £3,150.

INVENTORY OF FIXTURES & FITTINGS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (29).

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of The Funky Brownie Co, at no initial cost, please contact Graham Timmins on 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





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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