



VERYAN & PORTLOE STORES AND POST OFFICE, CENTURY LANE, VERYAN, CORNWALL, TR2 5QA

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Overall the property is presented in good decorative order and offers flexible family accommodation.

The retail areas are predominantly ground floor with a few steps to a secondary retail area (where the fortress Post Office was housed). Within the retail areas is a store room and staff wc.

GUIDE PRICE £735,000

- **POPULAR ROSELAND VILLAGE STORES AND POST OFFICE**
- **C. 80.76 SQM (869 SQFT) OF RETAIL SPACE**
- **4/5 BEDROOM OVER TWO FLOORS, WELL PRESENTED THROUGHOUT**
- **1 BEDROOM HOLIDAY UNIT (AIR BNB), AVERAGE NET PROFIT C. £8k PA**
- **GARDENS, PARKING AND DOUBLE GARAGE**
- **SHOP SALES: 2 YEAR AVERAGE NET T/O C. £251k, GP 26% & ADJUSTED NET C.£31,500**
- **RETIREMENT SALE**
- **EPCs: C (58) AND D57**

LOCATION:

Veryan is a highly desirable village on the Roseland Peninsula, which has a number of historic properties, notably the Round Houses, the Church within the centre bounded by parkland an open countryside.

The village has the Stores / Post Office at its centre, alongside a Public House, Primary School, Village Hall and Galleries.

The village is a popular stop over for visitors to the area who are drawn to its inherent beauty, the coast path and many coves and coastal villages.

The City of Truro is approximately a 30 minute drive and secondary schooling is available at Tregony.

DESCRIPTION:

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BUSINESS:

We understand a business has traded on this site for approximately 100 years, has been in our clients tenure for 13 years, who are now selling due to retirement plans.

The trading hours are 08:30 to 18:00 Monday to Saturday and 10:00 to 12:00 on Sunday, open all year with some closure over Christmas.

Our clients are involved in the business and also employ two members of staff.

The shop has a typical offering of dry and tinned goods, seasonal fruit and vegetables, frozen goods and fresh meats.

Also, alcohol, tobacco, stationery, cards and some general household goods.

The Post Office function is via a counter position.



ACCOMMODATION:

The owners accommodation is over two floors and accessed via the rear or from an interconnecting door from the retail area.

See Floor Plan on page 6.

Retail Areas

A well-presented and equipped typical village shop, with high ceilings ample space for shelving / racking and upright fridges / chillers along with chest freezers.

Counter position for the Post Office function and also a general till.

To the rear and running the length of the ground floor is a store, with a sink.

Up a few steps is a secondary retail area, with former (unused fortress Post Office) and staff WC.

Owners Accommodation**Ground Floor**

From the rear door into a lobby / boot room, leading to an inner hallway with a closet housing the washing machine and freezer.

Also a double bedroom size room (Bedroom 5), currently used for storage, or could lend itself to a study / hobbies room, wc with hand basin.

First Floor

Landing connecting bedrooms and bathroom and to the front of the property ;

Sitting Room and Kitchen/Dining Room Areas:

A delightful spacious room with ample space for a defined seating area with windows to the front giving a pleasant outlook over the village and to the countryside beyond fireplace (bioethanol fuel), providing a focal point.

Kitchen / dining area with window to the side, complimentary base and wall units, wooden worktop and ceramic sink. Induction hob and oven with extraction over. Undercounter fridge.

Inner hallway leading to the linen cupboard and a dressing room.

A very well appointed bathroom, window to side, bath with shower over, low level wc and hand basin, tiled walls.

Bedroom 1: Double, window to rear with ensuite shower room.

Bedroom 2: Double, window to side.

Bedroom 3: Double, window to side, built in wardrobe

Bedroom 4: A single bedroom area, leading to double bedroom, used as an office. Windows to rear and front.

Outside

To the rear of the property is the holiday let (with former planning permission as a café) 'An Bowjy' understood to be a former stable.

7.58m x 4.34m overall and divided as a generous hallway, open plan seating, kitchen and dining area with French doors to a patio garden, a shower room and double bedroom.

In addition to the patio is a lawn / planted screened area of garden off the front entrance.

Details of An Bowjy can be seen on Airbnb.

Garage:

10.00m x 4.87m, with power and light and motorised up and over door.

Store:

3m x 2.55m, to the rear of the garage and accessed independently a useful garden store.

Parking for 4 vehicles including An Bowjy guests.

Garden area:

A sizeable area with patio and well mature trees / shrubs.





TENURE:

Freehold.

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

Our clients have a vehicular and foot right of way over the lane to the side of their property.

Also our clients rent a garden area (Glebe) from the Diocese for £100 per annum, our clients advise this is transferrable with the property and has been in continuation for many years.

The area of land is approx. 30 feet wide and is the entire length of the clients property (from roadside to rear boundary), interested parties to satisfy themselves of overall extent.

PLANNING PERMISSIONS:

Advised retail use for the shop areas.

Residential consent for the owners accommodation and all year holiday use for 'An Bowgy' (previous consent for a café).

OPERATING LICENCE(S):

Premises Licence for the sale of alcohol off the premises – Premises Licence U14_004946.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

SERVICES:

Advised by clients

- Drainage : Mains supply
- Water : Mains supply
- Electricity : Single phase.
- Gas : None
- Oil : Central heating

Interested parties to make own enquiries via statutory providers.

STOCK:

Stock at cost price agreed between seller and buyer on day of Completion, advised value c. £25,000, subject to seasonal variances.

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. An inventory will be supplied prior to an exchange of contracts and form part of the Contract for sale.

LEGAL COSTS:

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

BUSINESS RATES:

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 revised Rateable Values (from April 2026) are £11,500, meaning for qualifying buyers no Business Rates are applicable. Interested parties to make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE:

Retail Area: Energy Asset Rating C(58)
Accommodation: Energy Asset Rating D (57)

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Veryan and Portloe Stores and Post Office, 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



Veryan and Portloe Stores and Post Office, Veryan, Truro, TR2 5QA



Approximate Area = 2748 sq ft / 255.2 sq m
 Garage = 382 sq ft / 35.4 sq m
 An Bowjy = 356 sq ft / 33 sq m
 Total = 3486 sq ft / 323.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Miller Commercial LLP. REF: 1456442



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