

# MAY WHETTER & GROSE

TREASURES OF FOWEY, 1 THE DOLPHINS, TRAFALGAR SQUARE, FOWEY, PL23 1AZ

**GUIDE PRICE £55,000**



**AN OPPORTUNITY TO PURCHASE A THRIVING GIFT SHOP BUSINESS LOCATED IN THE HEART OF THE TOWN, JUST A STONE'S THROW FROM THE TOWN QUAY. LEASEHOLD PREMISES. PLUS SAV.**

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## Treasures of Fowey, 1 The Dolphins, Trafalgar Square, Fowey, PL23 1AZ

### The Location

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

### The Business

Treasures of Fowey is a well known and much loved gift shop based in the centre of Fowey and sells a wide range of affordable and quality gift items including jewellery, watches and an exclusive range of "Fowey" labeled items. Many of these lovely gifts are sourced in Cornwall.

Since purchasing, the current owners have revamped the business and have run it with a lifestyle model in mind, staffing the business themselves without external employees.

There is huge potential for growth of the business model, by expanding activity on social media and promoting a mail order element. There is also scope for opening for longer hours and/or building a dedicated website as part of a growth model.

### Premises

The property is offered on a leasehold basis. The current 12 year lease commenced on 28th January 2021. Rent is £11,000 pa, plus a contribution towards electricity and building insurance.

### Rates

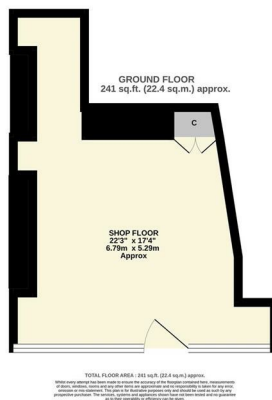
The shop is subject to Small Business Rate Relief and payment is currently zero subject to Owners status. Stock at Valuation.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10435675000>

### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: [info@maywhetter.co.uk](mailto:info@maywhetter.co.uk)



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