



MAY WHETTER & GROSE

PORCELAIN HOUSE TOWER PARK, FOWEY, CORNWALL PL23 1JD BY AUCTION £50,000

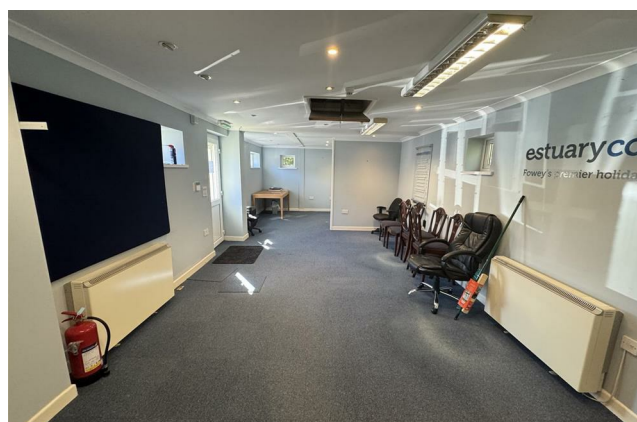


LOT – PORCELAIN HOUSE, TOWER PARK, FOWEY, CORNWALL, PL23 1JD
AUCTION GUIDE PRICE – £50,000 - £75,000 PLUS FEES
TO BE OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 30TH OCTOBER 2025
TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENERAL AUCTION ENQUIRIES PLEASE CONTACT THE AUCTIONEERS 0345 8500333
[HTTPS://WWW.CLIVEEMSON.CO.UK/PROPERTIES/261/52/](https://www.cliveemson.co.uk/properties/261/52/)

DETACHED COMMERCIAL UNIT WITH ON SITE PARKING FOR 4/5 CARS

RESTRICTIVE USAGE COVENANT IN PLACE - SEE NOTES

**** SEE IMPORTANT AGENTS NOTES AND VIEWING NOTES ****



THE TOWN

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.

THE LOCATION

The premises are located on the edge of the Tower Park car park which serves Readymoney Beach and surrounding walks. The property is ideally located to take advantage of the extensive summer trade as well as winter walkers and day trippers.

THE PREMISES

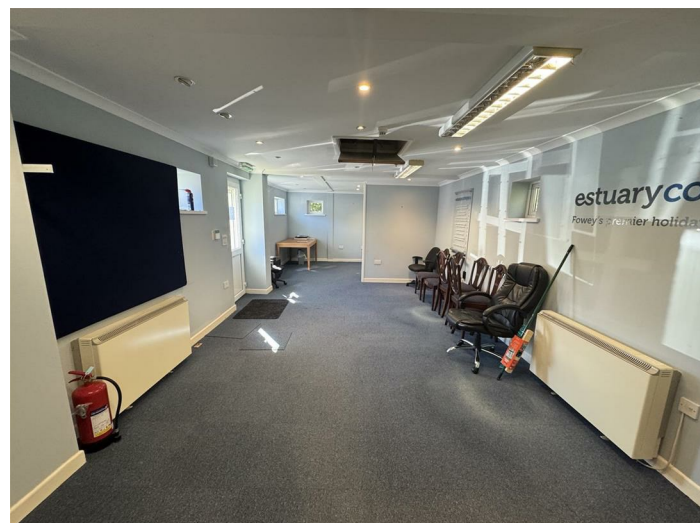
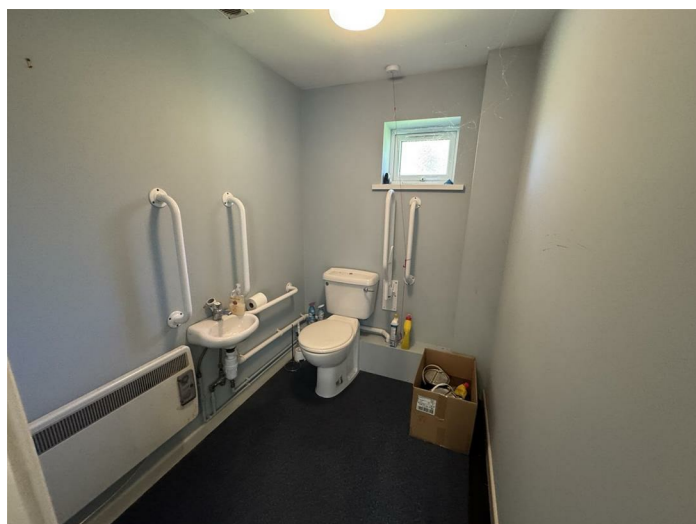
Disables access ramp and then front entrance door leads into the:

OPEN PLAN OFFICE measuring approximately 9.7 m x 4 m max. With natural light, rear door to decking, fluorescent lighting, electric heating and doors leading to:

KITCHEN 2.2m x 2m, with work surface, sink unit, natural light

DISABLED ACCESS WC 2m x 1.6m, low level w.c., washbasin.

OUTSIDE to the front of the property is a parking area with spaces for 4/5 vehicles. To the rear is a pleasant south facing decked area overlooking The Parade and surrounding countryside.



DIRECTIONS

On the outskirts of the town (adjacent the petrol filling station) take the B3415 main approach to Fowey. At the next mini roundabout take the first exit into Polvillion Road. Follow the road along to the next mini roundabout and take the first exit down the hill. The road bends around to the right and leads to the next

mini roundabout where you take the first exit into Hanson Drive. Follow the road along and into Tower Park and as the road bends around to the left the Readymoney Car Park will be found on the right hand side. Porcelain House is at the bottom of the car park.

VAT

We understand that VAT is not applicable but applicants should satisfy themselves as to the relevance of VAT to their specific situation.

BUSINESS RATES

Please see link below to non domestic business rates page...

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5406950000>

Applicants should satisfy themselves as to the relevance and impact of Business Rates to their specific situation.

Local Authority

Cornwall Council

<https://www.cornwall.gov.uk/business-trading-and-licences/business-rates/>

Viewing

By appointment with the Owners agent: MAY WHETTER AND GROSE, Bayview House, St Austell Enterprise Park, Treverbyn Road, St Austell. PL25 4EJ

Tel: 01726 222967 Email: robin@maywhetter.co.uk
nathan@maywhetter.co.uk

OPEN VIEWING SESSIONS WILL BE AS FOLLOWS - CALL OR EMAIL TO CONFIRM YOUR SLOT...

Tuesday 14th October 2pm to 3pm
Thursday 23rd October 10am to 11am
Wednesday 29th October 1pm to 2pm

AUCTION TERMS

Please see below and applicants should revert to the Auction Company for full auction details, clauses, costs etc.

<https://www.cliveemson.co.uk/properties/261/52/>

Lot – PORCELAIN HOUSE, TOWER PARK, FOWEY, CORNWALL, PL23 1JD

Auction Guide Price – £50,000 - £75,000 Plus fees
The property is to be offered online by Clive Emson Auctioneers on 30 October 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers

E auction.team@cliveemson.co.uk
W cliveemson.co.uk

AGENTS NOTES

Please note there is no gas connected to the property.

The vendor advises the property was built approximately 60 - 70 years ago.

AUCTIONEER'S NOTE

There is a restrictive covenant which is worded as follows: Not to use the property for any purpose other than as an office allied to the tourist industry but for no purpose that would be in opposition to the Fowey Tourist Information. Further information will be included within the legal documentation, available to download from the Clive Emson website.

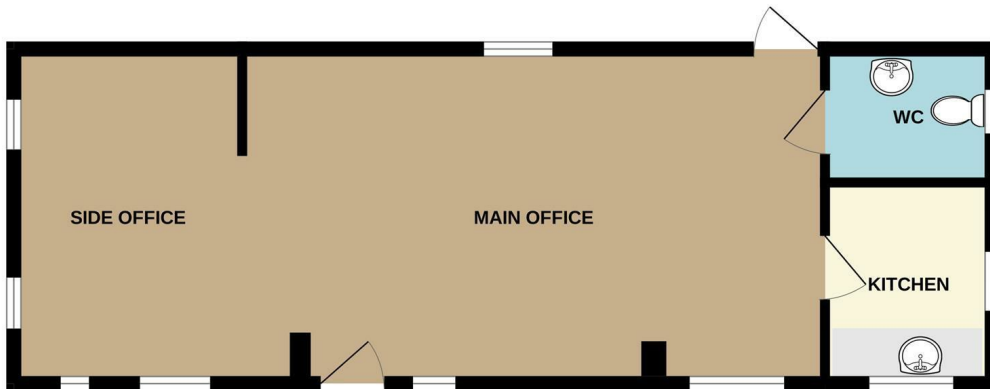
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

T 0345 8500333



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

