

PRIME RETAIL UNIT TO LET

FOWEY

1 ALBERT QUAY

FORE STREET

FOWEY

CORNWALL PL23 1AY

SBC
PROPERTY

01872 277397



PRIME RETAIL UNIT TO LET

IDEALLY POSITIONED IN THE CENTRE OF THE POPULAR HARBOUR TOWN OF FOWEY
GRADE II LISTED BUILDING

GROUND FLOOR RETAIL SALES 48.73 SQ M (525 SQ FT)

AVAILABLE ON A NEW LEASE

RENT £28,000 PER ANNUM

PREMIUM OFFERS SOUGHT

1 ALBERT QUAY, FORE STREET, FOWEY PL23 1AY

LOCATION

1 Albert quay is positioned in the maritime harbour town of Fowey on the South Cornish coast. Fowey has a small resident population which is substantially enhanced throughout a long seasonal period where vast numbers of visitors are attracted to its picturesque coastline, harbour and idyllic sailing waters. The town houses a number of independent local retailers as well as fashion brands such as Sea Salt and Quba Sails as well as a number of well known restaurants, pubs and catering establishments.

Fore Street is the main retailing street with the subject property being positioned in a prime position opposite Seasalt with Quba Sails adjacent.

DESCRIPTION

The property is a Grade II Listed Building and comprises ground floor retail sales area which has currently occupied by Joules Clothing. The property is arranged to provide an open-plan retail sales area with return frontage to Albert Quay and benefits from an attractive shopfront.

The sales area is open-plan with a separate store room and toilet located to the rear.

ACCOMMODATION Areas are approximate.

Ground Floor Sales Area

Width 4.83 m (narrowing to 2.56 m in parts)
Depth 12.64 m

Total Sales 48.73 sq m (525 sq ft)

Store 10.46 sq m (113 sq ft)

TENURE

The premises are offered by way of a new lease of the ground floor area only on the following basis:-

Term: 10 years

Rent: £28,000 per annum (no VAT)

Repair: The tenants have full internal repairing obligation together with service charge costs for the building to cover external repairs and decoration in accordance with the head lease.

SERVICES

The property is connected to mains water and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property is assessed for Business Rates for the ground floor as:-

Shop & Premises Rateable Value £13,750.

We would recommend that interested parties make their own enquiries of Cornwall Council/Valuation Office Agency in relation to actual rates payable.

EPC

The property has an EPC Rating of B under Certificate Number 5420-6552-0064-4717-5749.

PLANNING

The premises benefit from a former A1 Retail Consent, now under E Class under The Town & Country Use Classes Order 2020.



1 ALBERT QUAY, FORE STREET, FOWEY PL23 1AY

VAT

Not applicable.

PREMIUM

Premium offers are sought for the benefit of a new lease.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

TIMING

The property will be available from the 19th June 2022.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

FAO: Carl Jenkin
TEL: 01872 277397
EMAIL: carl@sbcproperty.com

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of
Scott Burrige Commercial LLP

www.sbcproperty.com

SBC
PROPERTY

01872 277397