MAY WHETTER & GROSE

# 23 CHURCH STREET, MEVAGISSEY, CORNWALL PL26 6SP
# OFFERS IN EXCESS OF £200,000




A VILLAGE CENTRE FREEHOLD PROPERTY

GROUND FLOOR COMMERCIAL UNIT

FIRST AND SECOND FLOOR 2 BEDROOM MAISONETTE

POTENTIAL FOR A NUMBER OF OPPORTUNITIES

IN NEED OF SOME IMPROVEMENT AND UP DATING






## Location

The property is located within the picturesque working fishing village of Mevagissey which is nestled between Pentewan and Gorran Haven. Mevagissey is steeped in history with quaint fisherman's cottages set within cobbled streets, and offers various local amenities, which includes post office, convenience store, bakery, chemist and family health centre together with an Infant/junior School. The market town of St Austell is approximately eight miles St Austell has a main Penzance/Paddington railway link. Locally there are many places of interest, which include the Eden Project, the historical port of Charlestown and the world renowned Lost Gardens of Heligan.

## Directions

The property sits half way along Church Street. As you head down the hill into Mevagissey, pass the Willow car park on the left hand side, following the one way system onto Chapel Street, at the end turning right onto Church Street where Number 23 will be found on the left opposite the small car park.

## The Premises




The premises is a village centre Freehold opportunity comprising ground floor commercial space suitable for a number is uses. Above is a 2 bedroom two storey maisonette



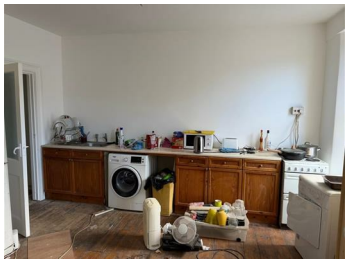

## Viewing




By appointment with the Owner's Sole Agent:

MAY WHETTER AND GROSE
01726 222967
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

## Accommodation




In brief..

Ground Floor

Commercial space with yard to the rear.

Bathroom WC

FIRST FLOOR

Kitchen/living Room

Living Room/Bedroom

SECOND FLOOR

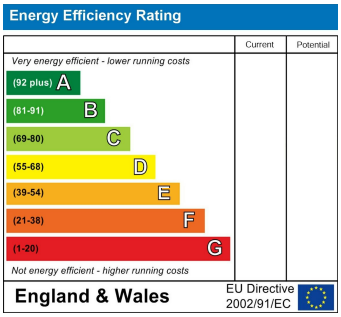
2 Bedrooms

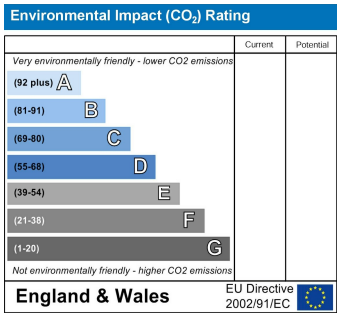










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR

2ND 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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