



MAY WHETTER & GROSE

5 MARKET SQUARE, MEVAGISSEY, CORNWALL PL26 6UD £8,000 PER ANNUM



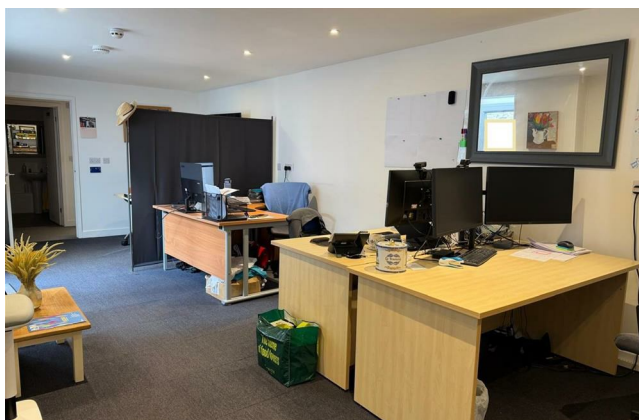
AN INTERESTING OPPORTUNITY TO LEASE A VILLAGE CENTRE COMMERCIAL UNIT

SUITABLE FOR A NUMBER OF USES (SUBJECT TO CONSENTS)

YARDS FROM THE HARBOUR AND WITH ACCESS TO THE CAR PARK

FULLY REFURBISHED UNIT LEVEL ACCESS

PLEASE NOTE SOME OF THE PHOTOS USED ARE FROM THE PREVIOUS OCCUPANT
TO SHOW USE AS A RETAIL UNIT



MEVAGISSEY

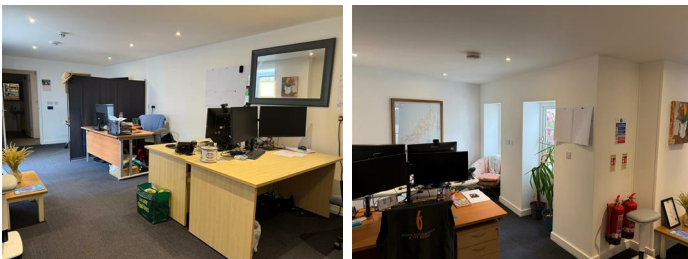
Mevagissey is a picturesque fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Local facilities include a primary school, an activity centre, small Mini Market, doctor's surgery, chemist, various gift shops and several restaurants and public houses. The town of St Austell is approximately 6 miles away and offers a wide range of shopping, large supermarkets and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools. The charming port of Charlestown and the award-winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan.

DIRECTIONS

From St Austell travel down South Street passing straight over the double roundabout passing the fast food services on your left hand side. Continue along this road (Pentewan Road) until reaching Mevagissey. Follow the road (Valley Road) turning left onto Chapel Square, turn right onto Church Street and then right into Market Square where this unit will be found behind Number 5 the restaurant.

THE UNIT

36'1" m max x 16'4" m max (l shape) (11 m max x 5 m max (l shape))

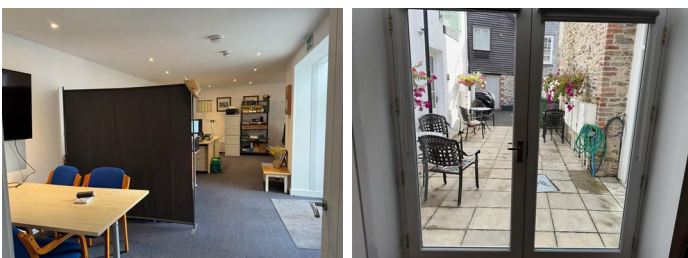


The Unit comprises an L shape office/commercial section with store room, kitchen and w.c. There are windows to the side and a new entrance door and window display panel.

The Unit is approximately 66sqm overall.

The unit has a rear door and short flight is stairs leading directly onto the village car park.

UNIT USE



The unit can be suitable for a number of uses but

ideally as an office, studio or storage.

The Landlord will consider all uses but acceptance will be at discretion and subject to noise levels

Prospective tenants must make their own enquiries as to the suitability of the premises for their own use and any planning implications.

LOCAL AUTHORITY/BUSINESS RATES



Please see Cornwall Council website for details of current business rates. Current rateable value (1 April 2023 to present)
£7,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/322719185>

VIEWING



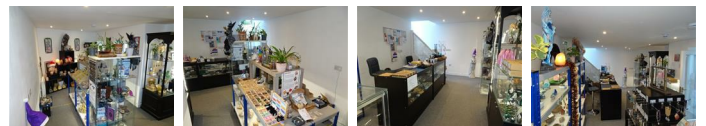
By appointment with the Owners Agents: MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze. PL25 4EJ
Tel: 01726 222967

Email: robin@maywhetter.co.uk /

nathan@maywhetter.co.uk

Web: www.maywhetter.co.uk

TENURE



The premises are offered on a new lease with flexible terms to be agreed.

AGENTS NOTE

Please note some of the photos used are from a previous occupant and to show the property as a retail unit

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

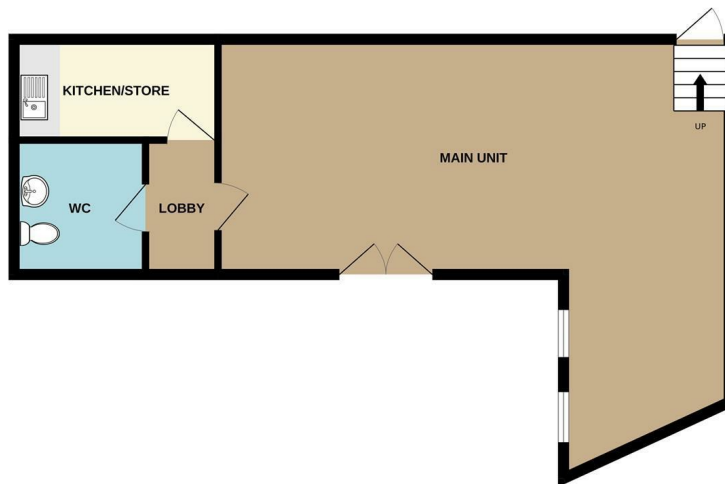


Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix C2026

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.

