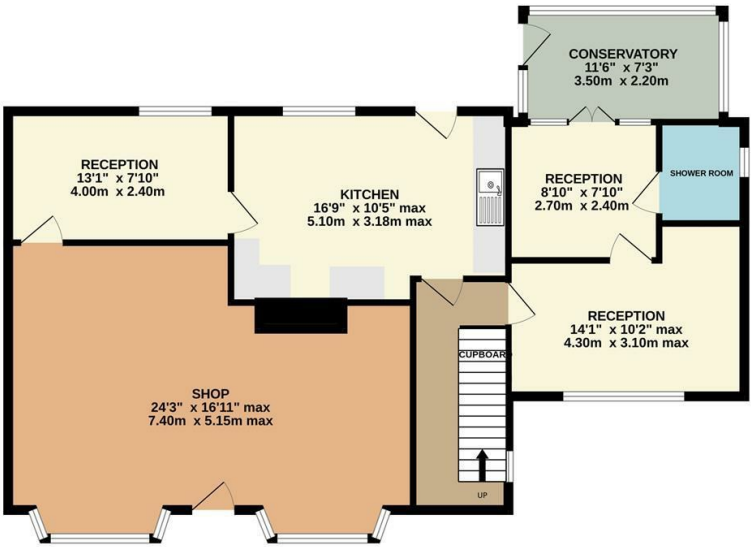


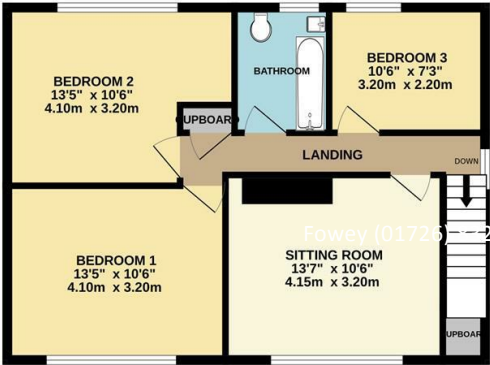


**23 PARK ROAD,
FOWEY, PL23 1EB
ASKING PRICE £260,000**

GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.
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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A RARE OPPORTUNITY TO PURCHASE A FREEHOLD, RETAIL SHOP WITH GENEROUS RESIDENTIAL ACCOMMODATION TO THE REAR AND FIRST FLOOR. FRONT, REAR AND SIDE GARDENS ** SELLING CHAIN FREE WITH VACANT POSSESSION CASH PURCHASE. *SEE AGENTS NOTES* BUSINESS RATES PLUS COUNCIL TAX BAND A**

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.



23 Park Road, Fowey, PL23 1EB

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.

RETAIL SPACE
 23 Park Road is situated in a large residential catchment area with Fowey primary and secondary school, a recreational play area and a free car park within short walking distance.

Believed to have been constructed in the 1950s, the property is semi-detached with a generous ground floor retail space benefitting from double fronted bay windows - measuring approximately 7.36 x 4.37. The construction of the property is a Cornish Unit.

ACCOMMODATION
 Accommodation within the property is very flexible and can suit a number of different requirements with the correct planning and permissions granted.

The property has a single storey extension which was built in 2010

Accessed from the shop, the residential accommodation on the ground floor comprises of three reception rooms, a conservatory which has access to the rear garden, a shower room and a kitchen. Access to the rear garden can be gained from the kitchen and conservatory.



Stairs rise up to the first floor which comprises of three bedroom and a sitting room/4th bedroom and a bathroom. The front facing, first floor rooms benefit from views over the roof tops to the Fowey Estuary and countryside beyond.

OUTSIDE
 From Park Road, a path leads through the front garden to the front door. The property is a corner plot so benefits from a side garden, this is accessed through a gate and is fenced in for privacy.

The rear garden is mostly decked, with a large wooden Gazebo. .

AGENTS NOTES
 The construction of the main property is Cornish Unit and therefore the property is considered non-mortgageable. However purchasers should seek advise from their lending source.
 Requires complete refurbishment.
 All potential buyers will need to carry out their own research on works needed, costings and usage of the building.
BUSINESS RATES PLUS COUNCIL TAX BAND A

EPC Rating - E - Retail.

Council Tax Band - A

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

Services
 Mains gas, mains electricity, mains water. NOTE - the heating is provided by a back boiler by gas fire. None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council