MAY WHETTER & GROSE

23 PARK ROAD, FOWEY, PL23 1EB
£4,500 PER ANNUM



AN INTERESTING GROUND FLOOR COMMERCIAL SPACE SUITABLE FOR A NUMBER OF USES

GOOD FRONT WINDOW DISPLAYS

MAIN AREA PLUS, REAR ROOM, KITCHENETTE AND WC

POTENTIAL FOR OCCUPIER PARKING AND FLEXIBLE TERMS TO BE AGREED

EPC - AWAITING RENT IS PLUS VAT





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 Premises



Is that of an interesting ground floor commercial space with main open plan area benefitting from 2 large front display windows. To the rear is a useful store with details below regarding kitchen/wc.

Main Area
23'11" m max x 14'1" m max (7.3 m max x 4.3 m max)



An open plan area with 2 large front display windows, central entrance door, tiled ceiling with inset lighting, door to:

Rear Store
13'1" m max x 6'6" m max (4 m max x 2 m max)



Double glazed rear window.
The Landlord is looking to create a kitchen area and wc in this room to be discussed and negotiated subject to agreeing terms

Parking



The Landlord advises there could be 1/2 parking spaces available to the tenant subject to deal terms to be agreed.

Viewing
By telephone appointment with the Owners Sole Agent: MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze. PL25 4EJ.

TEL: 01726 222967.

robin@maywhetter.co.uk
nathan@maywhetter.co.uk

VAT



The rent quoted will be subject to VAT.

Applicants should make their own enquiries into the relevance of VAT.

Terms

New flexible terms are available to be negotiated and agreed including the creating of kitchen/wc facilities and parking arrangements.

Local Authority/Business Rates

Please see link to the Business Rates website currently showing £5,300.

https://www.tax.service.gov.uk/business-rates-find/valuations/start/36726185

Applicants must make their own enquiries into the relevance of business rates to their particular business situation

https://www.tax.service.gov.uk/business-rates-find/valuations/start/4557731000

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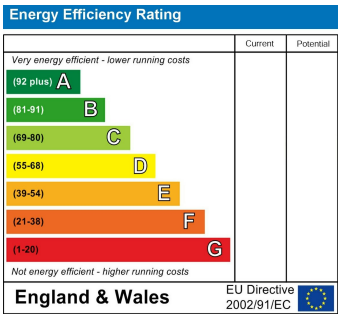

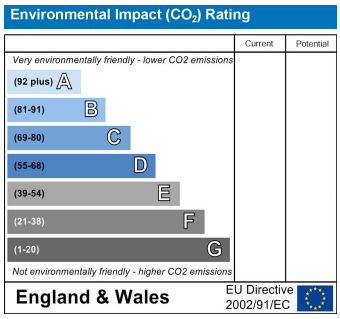

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