



NO 9 SOUTH STREET,
FOWEY, PL23 1AR
£250,000



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The property comprises a Grade II Listed four-storey building, situated in a prominent position in the centre of Fowey. The ground floor features a retail unit with glazed frontage. A front first floor office office has potential as quasiretail/gallery/studio use. The rear first floor, with an additional rear entrance, comprises a reception room and shower-room, the second floor offers further residential accommodation with additional space within the loft. A former Merchant House dating back to the 17th Century, the property retains many original period features, including garderobes and period staircases. Its versatile layout offers potential for a variety of uses, including residential, retail, or hospitality, subject to the necessary consents.



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Location
Fowey is regarded as one of the most attractive waterside communities in the county. It is a popular sailing centre and tourist town, providing 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 and excellent public houses have helped to establish Fowey as a popular, high quality destination.

Accommodation
Areas are approximate

Ground Floor
Shop Depth - 9.93m
Shop Width - 2.89m widening to 3.75m

Net Area - 35.40 sq m (381 sq ft) - taken from VOA website

First Floor
Front Room - 12.51 sq m (135 sq ft)
Store - 1.10 sq m (12 sq ft)

Rear Store Room - 14.69 sq m (158 sq ft)
Shower Room Not Measured

Second Floor
Kitchen Area - 13.73 sq m (148 sq ft)
Mid Area - 4.60 sq m (50 sq ft)
Living Space - 19.88 sq m (214 sq ft)

Attic - 39.60 sq m (426 sq ft)

Total Area - 141.5 sq m (1,524 sq ft)

Attic

PRICE
Freehold with vacant possession.
Guide Price - £250,000



Business Rates & Council Tax
Tenants are responsible for business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.
Ground Floor - 9A South Street Shop & Premises - Rateable value - £6,500
First Floor - 9B South Street - Rateable Value - £940
The Cogger, 9 South Street - Council Tax – Band B

VAT
To be confirmed.

EPC - B

Viewings
Viewing strictly by appointment the joint selling agents.

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