



MAY WHETTER & GROSE

**GROUND FLOOR COMMERCIAL, FOWEY LANDING
STATION ROAD, FOWEY, PL23 1DF
£18,000 PER ANNUM**



SITUATED IN A BUSY POSITION OPPOSITE THE CAR PARK AND BODINNICK FERRY

A LOCK UP COMMERCIAL UNIT WITH GOOD DISPLAY FRONTAGE

NEW FLEXIBLE LEASE TERMS TO BE AGREED

SUITABLE FOR A VARIETY OF BUSINESSES



The 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.

Ferries run from Fowey across the river to Polruan (passenger ferry) and Bodinnick (vehicular and passenger). Ocean One is ideally situated opposite the approach to Bodinnick Ferry and one of Fowey's main car parks.

The Property

The property comprises a ground floor retail unit within an attractive 3 storey building, built approximately 15 years ago. There is a small kitchen and WC.

Accommodation

Max internal depth 8.83m

Max internal width 6.03m

Net retail area 44.6 sq m

Kitchen area 4.1 sq m

WC





Tenure

The premises are offered by way of a new proportional full repairing and insuring lease at an initial rental figure of £15,000 per annum. The length of this lease is negotiable. Service Charge of approximately £700 per annum to cover the costs of general building maintenance will be payable.

Legal Costs

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

EPC RATING C (59)

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 or 01726 222967
 Email: info@maywhetter.co.uk, robin@maywhetter.co.uk, nathan@maywhetter.co.uk

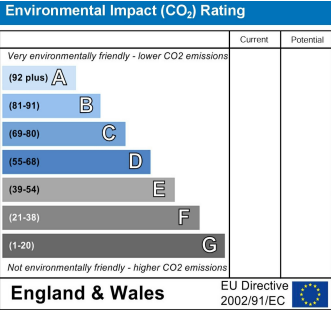
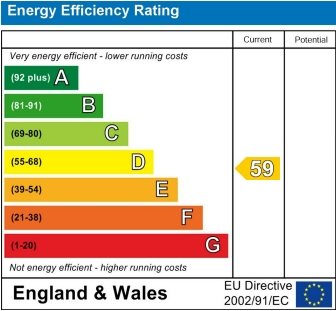
Services

None of the services, systems or appliances at the property have been tested by the Agents.

Business Rates

Please see below link to the .gov.uk business rate page...

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8048018000>





Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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