



MAY WHETTER & GROSE

9 SOUTH STREET, FOWEY, PL23 1AR
PRICE GUIDE £250,000



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.



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)

Viewings

Viewing strictly by appointment the joint selling agents.

May Whetter and Grose, 23 Fore Street, Fowey, PL23 1AH - 01726 832299 info@maywhetter.co.uk

SBC Property, Daniell House, Falmouth Road, Truro, TR1 2HX - Barney Peters - 07738 321136 barney@sbcproperty.com
 Francesca Williams - 07955 272205 francesca@sbcproperty.com

Joint Sole Agents

SBC Property
 Daniell House
 Falmouth Road
 Truro
 Cornwall TR1 2HX
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Attic



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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 Coggery, 9 South Street - Council Tax – Band B

VAT

To be confirmed.

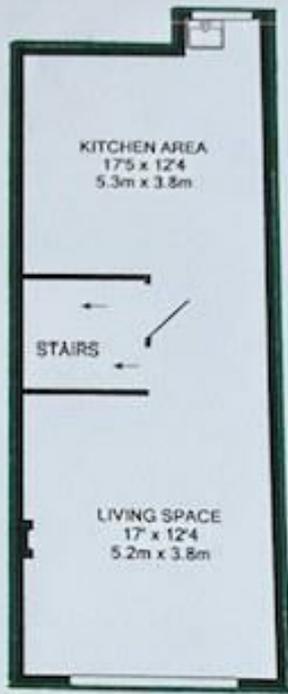
EPC - B



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

PLEASE NOTE MEASUREMENTS AND DIMENSIONS ARE A GUIDE ONLY
TO BE CHECKED. PLANS ARE NOT TO SCALE

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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