



MAY WHETTER & GROSE

4A WEBB STREET, FOWEY, PL23 1AP PRICE GUIDE £170,000



AN INTERESTING OPPORTUNITY TO PURCHASE A TOWN CENTRE LONG LEASE

REMAINDER OF 999 YEAR LEASE FOR SALE

GROUND FLOOR RETAIL PREMISES

SALE DUE TO OWNERS REINVESTMENT IN SECONDARY BUSINESS

CASH PURCHASE/INVESTMENT BUYER

THE OWNER IS ALSO ACTIVELY LOOKING FOR A TENANT - PLEASE ASK FOR FURTHER DETAILS.



Retail Floor



W.C.



Agents Notes

The property is Grade II Listed
The vendor contributes towards head lead buildings insurance which cover the shop.
The property is on a 999 year lease which commenced in 2011

The vendor is also actively looking for a tenant - 6 year lease/3 year break clause. Rent £11,000 pa. Please ask for further details.

Utility

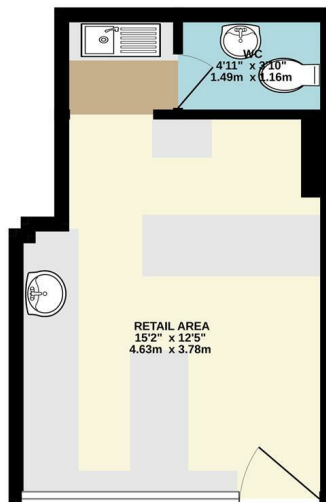


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



While 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 misstatement. 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.
Made with Bluebeam® CAD.

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