



MAY WHETTER & GROSE

4A WEBB STREET, FOWEY, PL23 1AP
PRICE GUIDE £210,000



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

OWNER HAPPY TO DISCUSS SALE OF BUSINESS AND CONTENTS ALONGSIDE THE LEASE PURCHASE



Retail Floor



W.C.



Agents Notes

The property is Grade II Listed
The vendors have advised there are no service charges or ground rent. They contribute towards head lead buildings insurance which cover the shop.
The property is on a 999 year lease which commenced in 2011

Utility

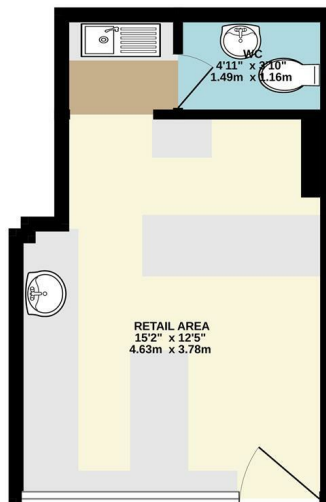


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



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.
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