

SBC
PROPERTY

01872 277397

PRIME RETAIL PREMISES TO LET

IDEALLY POSITIONED IN THE CENTRE OF THE POPULAR
HARBOUR TOWN OF FOWEY

GRADE II LISTED BUILDING

GROUND FLOOR RETAIL SALES 37.21SQ M (401 SQ FT)

FIRST FLOOR 2 BEDROOM RESIDENTIAL APARTMENT WITH
OUTSIDE SEATING AND HARBOUR GLIMPSES (AVAILABLE
BY SEPARATE NEGOTIATION)

AVAILABLE BY WAY OF LEASE

£20,000 PA GROUND FLOOR ONLY
£32,000PA TO INCLUDE THE APARTMENT



4 FORE STREET
FOWEY, CORNWALL, PL23 1AQ

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

4 Fore Street is positioned in the maritime harbour town of Fowey on the South Cornish coast. Fowey has a small resident population which is substantially enhanced throughout a long seasonal period where vast numbers of visitors are attracted to its picturesque coastline, harbour and idyllic sailing waters. The town houses a number of independent local retailers as well as fashion brands such as Sea Salt, Joules and Ouba Sails as well as a number of well known restaurants, pubs and catering establishments.

Fore Street is the main retailing street with the subject property being positioned in a prime position opposite Seasalt.

DESCRIPTION

The property is a three storey mixed retail and residential property which has recently been occupied by Fat Face. The property is arranged to include a self contained ground floor retail area with separately accessed two bedroom apartment accessed from the rear.

The sales area has traditional brick frontage and internal stone walls, original timber beams with glazed shop front with recessed entrance door. The sales area at the rear provides a changing room and toilet facilities with additional store room.

The upper floors accessed separately from the rear elevation via external steps offer a two bedroom apartment suitable for either AST use or holiday lets. A first floor balcony/seating area leads into a kitchen and separate living room to the front. Internal stairs lead to the second floor offering two bedrooms and bathroom with bath, wash hand basin and toilet.

ACCOMMODATION

Ground floor

Sales Area

Width	4.41m narrowing to 3.26m
Sales depth	10.31 m
Ground floor sales	37.21 sq m (401 sq ft)
Store	4.53 sq m (49 sq ft)

Residential

Outside seating/balcony

First Floor

Kitchen	3.51m x 4.29m
Living Room	5.05m x 4.32m

Second Floor

Bedroom 1	4.78m x 4.25m
Bedroom 2	4.53m x 2.15m
Bathroom	3.27m x 1.37m

TENURE

The premises are offered by way of a new lease for either the ground floor in isolation or to include the apartment.

Ground floor—	£20,000 pa
Entire building -	£32,000 pa



SERVICES

The property is connected to mains water and electricity. We have not tested any of the services.

BUSINESS RATES

The property is assessed for business rates for the ground floor as £18,750

EPC

To be assessed following lockdown restrictions being eased.

VIEWING/FURTHER INFORMATION

Strictly by appointment with sole letting agents:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

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FAO Cark Jenkin

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