

10, LOSTWITHIEL STREET, FOWEY, PL23 1BD



- TO LET DUE TO RELOCATION
- BUSY PITCH
- DOUBLE FRONTED UNIT
- MOMENTS AWAY FROM THE TOWN QUAY AND HARBOUR
- 280 SQ FT (26 SQ M)
- EPC RATING C (57)

£11,000 PER ANNUM EXCL  
LEASEHOLD

**Miller Commercial**

The business property specialists





## LOCATION

This retail unit is ideally situated in the heart of Fowey, just yards from the Town Quay and waterfront, providing an excellent opportunity for retail use in a prominent location.

The harbour side resort of Fowey is situated on Cornwall's south coast and is one of the county's most popular seaside towns, experiencing high levels of visitors during the summer as well as becoming increasingly popular all year-round. Boutique hotels, award-winning restaurants and well regarded public houses have helped to establish Fowey as an upmarket seaside tourist destination. The town is occupied by a number of national retail chains such as Quba, Joules, Mountain Warehouse, Trespass, Roly's Fudge and Seasalt as well as a host of local occupiers. There are many popular restaurants and pubs in the town including Sam's, PintXo, the King of Prussia, Havener's Bar and Grill, Bufala and Fitzroys.

## PROPERTY DESCRIPTION

The property is a well presented double fronted retail unit which was refurbished during 2007. Large windows to the front provide an excellent display area.

Please note that café use may not be permitted, the sale of pasties/cold food will be considered.

## SCHEDULE OF ACCOMMODATION

This property comprises a retail area of approximately 280 sq ft (26 sqm).

Internal toilet.

## TENURE

A new lease is available via negotiation on proportional full repairing and insuring terms.

## INSURANCE

The landlord is to recover a fair proportion from the tenant.

## LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonably incurred legal costs in connection with the preparation of the lease.

## BUSINESS RATES

If this is your only premises this property is potentially exempt from business rates as it falls below the threshold.

## VAT

This property is not elected for VAT.

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

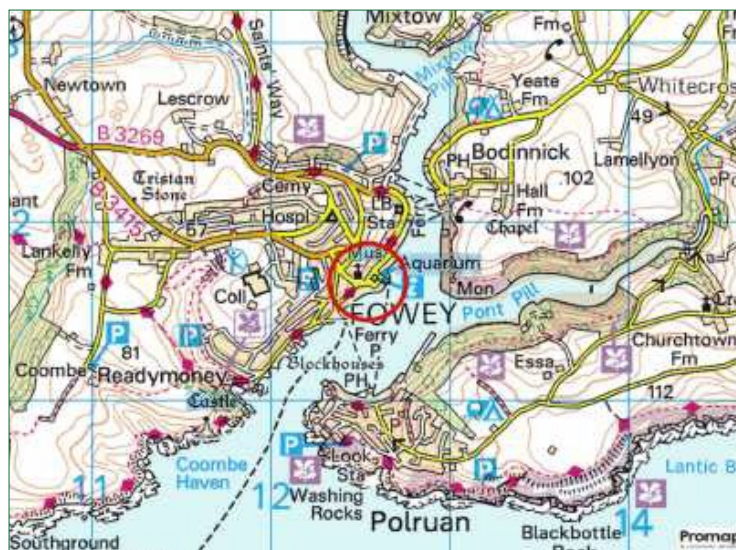
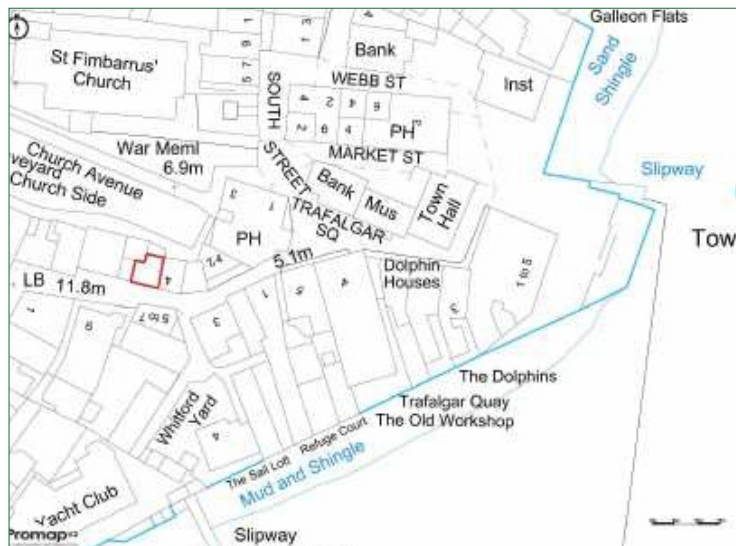
The Energy Performance Rating for this property is within band C (57).

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

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