



5 EAST QUAY, MEVAGISSEY, CORNWALL, PL26 6QQ

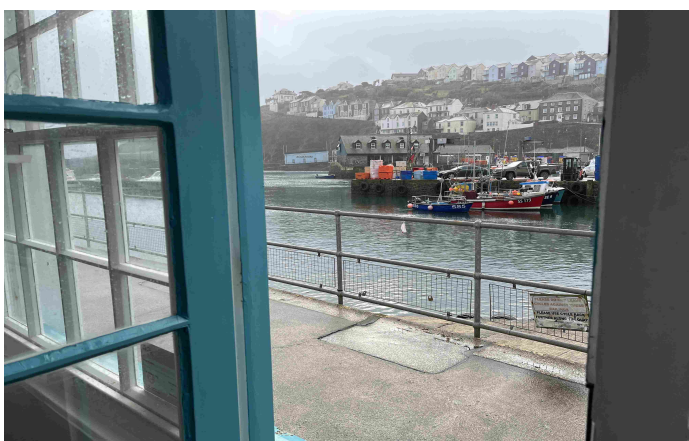
5 East Quay sits in a commanding position adjacent to the slipway and overlooking the picturesque inner harbour.

Whilst the property has recently been configured to provide two retail units, the property was previously home to a restaurant for many years and could be returned to this use with relative ease (subject to any consents which may be required) and some of the kitchen fitments remain in situ.

The two retail units are both at ground floor level with a rear staircase providing access to a W.C. and access to Cliff Street behind.

- **HARBOUR FRONT RETAIL/RESTAURANT PREMISES**
- **582.1 SQ FT (54.08 SQ M)**
- **LOCATED IN POPULAR COASTAL VILLAGE**
- **GRADE II LISTED BUILDING**
- **ESTABLISHED TRADING LOCATION**
- **999 YEAR LONG LEASEHOLD**
- **EPC B (44)**

£350,000 LONG LEASEHOLD



LOCATION:

Mevagissey is an attractive and popular fishing port situated in Cornwall, approximately five miles (8 km) south of St Austell. The town boasts a wide range of local niche and boutique retailers, art galleries, pubs, cafes, restaurants and take-aways as well as a number of national & regional occupiers including The Cornish Bakery, Fat Face & Boots. During the summer months a ferry service provides connectivity to Fowey Harbour.

DESCRIPTION:

5 East Quay sits in a commanding position adjacent to the slipway and overlooking the picturesque inner harbour. Whilst the property has recently been configured to provide two retail units, the property was previously home to a restaurant for many years and could be returned to this use with relative ease (subject to any consents which may be required) and some of the kitchen fitments remain in situ. The two retail units are both at ground floor level with a rear staircase providing access to a W.C. and access to Cliff Street behind.

SCHEDULE OF ACCOMMODATION:

According to the Valuation Office Agency the property provides the following on a net internal basis.

Unit 5 185.9 sq ft (17.3 sq m)

Unit 5a 396.2 sq ft (36.8 sq m)

Total 582.1 sq ft (54.1 sq m)

TENURE:

A 999 Year Long Lease is to be created with a peppercorn ground rent.

Short term occupation of the retail units may also be considered on an individual basis.

Unit 5: £8,000 Per Annum Exclusive (pro rated)

Unit 5A: £18,000 Per Annum Exclusive (pro rated)

VAT:

We have been advised the property has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs on the basis of an unconditional sale.

For renting the shop, the ingoing occupier to pay the Landlords legal costs in the preparation of a lease/licence.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable values are as follows as per the 2023 assessment.

Unit 5: £6,000

Unit 5A: £12,750

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (44).

VIEWING AND CONTACT INFORMATION:

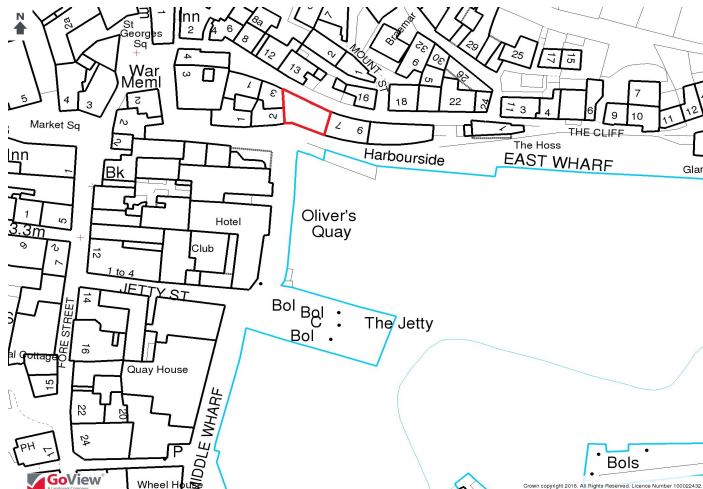
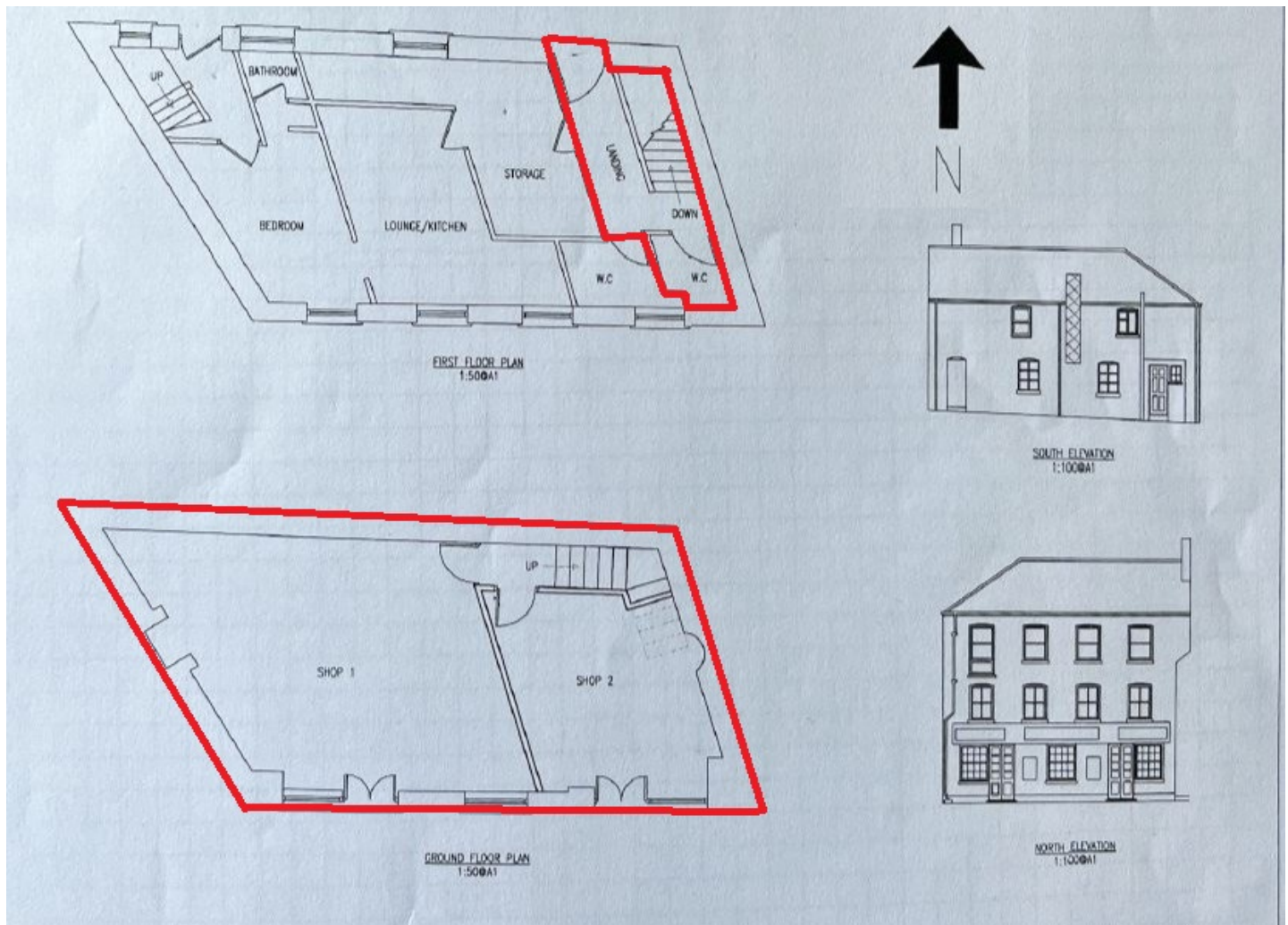
Strictly through Miller Commercial. Please contact either:-

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