

**Commercial Premises**  
**38 The Esplanade**  
**Fowey**  
**PL23 1HZ**

 **Miller  
Commercial**  
Chartered Surveyors



- CIRCA 300 SQ FT LICENSED CAFE/BAR
- APPROXIMATELY 49 YEARS REMAINING OF LONG-LEASE
  - POPULAR COASTAL RESORT
  - MAY SUIT ALTERNATIVE USE
  - AVAILABLE SEPT 2014

**Offers in excess of £75,000**

B37581

LEASEHOLD

## LOCATION

The harbourside resort of Fowey is situated on Cornwall's south coast and is one of the South West's most popular tourist destinations experiencing high levels of visitors during the summer months. The esplanade is one of the most highly regarded addresses within Fowey with the subject premises being just a short walk from the harbour and town centre.

## PROPERTY

This ground floor unit totals approximately 300 sqft and has until recently been trading as a licensed cafe/bar and is offered for sale with a basic selection of fixtures and fittings. It is our opinion that the premises may also be suitable for alternative uses subject to Planning Permission such as retail/gallery space.

## SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

## MAIN AREA:

Approximately 285 sq ft with full height retracting doors, a small preparation/store room to the rear with a WC situated just along from the main front door. Externally, there is space for tables and chairs etc.

## TENURE

The premises are offered with the benefit of the remainder of the existing Lease with approximately 49 years remaining at a peppercorn rent of £5 per annum. Interested parties should be aware that vacant possession is not available until September 2014, while an early completion of the sale is sought.

\* We are currently not in receipt of a copy of the lease

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned for the property.

## INVENTORY

An inventory of all loose chattels and equipment free of any Lease/lien to be included within the sale will be supplied by Miller Commercial prior to exchange of contracts.

## PREMISES LICENCE

We understand the property benefits from a premises licence for the sale of alcohol for consumption on and off the premises.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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