

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## 12 Fore Street, Mevagissey PL26 6UQ

- TO LET
- POPULAR AND BUSY SEASIDE TOWN
- PROMINENT POSITION IN PRIME PITCH
- CLOSE TO ATTRACTIVE HARBOUR AREA
- GROUND FLOOR RETAIL 657 SQ FT
- EPC D (85)

**£18,500 Per Annum Excl Leasehold**



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## LOCATION

Mevagissey is an attractive and popular fishing port situated in Cornwall, approximately five miles (8 km) south of St Austell. The town's principal shopping area is located on Fore Street which consists of a good range of local niche and boutique retailers, art galleries, pubs, cafes and restaurants as well as a number of national occupiers including Fat Face, Moshulu, The Cornish Bakery & Co-operative Food.

## DESCRIPTION

The property is a period Grade II listed end terraced building located on the popular Fore Street in a prominent position. There is return frontage with a side access onto Jetty Street. The property comprises a ground floor sales area, kitchenette and WC (currently under construction) and offers scope for a wide variety of retailers and uses (subject to the necessary consents).

## SCHEDULE OF ACCOMMODATION

Ground Floor Sales 61.04 sq m (657 sq ft)

## TENURE

The premises are offered by way of a new lease, the terms of which are open to negotiation.

## BUSINESS RATES

From information provided by the Valuation Office website we are informed that the current rateable value of the property is £12,750. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.  
We have been advised that this property is not elected for VAT.



## ENERGY PERFORMANCE CERTIFICATE

The property has a D (85) rating

## CONTACT INFORMATION

For further information or to arrange a viewing please contact:

Will Duckworth - 01872 247034 or [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)

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

**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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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