



9 SOUTH STREET, FOWEY



9 SOUTH STREET FOWEY CORNWALL PL23 1AR

- **Mixed-use investment opportunity in the heart of a sought-after Cornish harbour town**
- **Historic Grade II Listed 4-storey property**
- **Rich in original character and period features**
- **Freehold sale with full vacant possession**
- **Offering flexibility for Investors, Developers, or Owner-Occupiers for a wide range of uses**
- **Versatile layout; ground floor shop, first floor office and residential accommodation with rear entrance**
- **Prime central position within walking distance of the waterfront, shops, and local amenities**

FREEHOLD - GUIDE £250,000



FIRST FLOOR FRONT OFFICE



FIRST FLOOR FRONT OFFICE

LOCATION

Fowey is regarded as one of the most attractive waterside communities in the county. It is a popular sailing centre and tourist town, providing a good range of shops and businesses, catering for most day-to-day needs. The immediate area is surrounded by many miles of delightful coast and countryside, much of which is in the ownership of the National Trust. Award-winning restaurants, small boutique hotels and excellent public houses have helped to establish Fowey as a popular, high quality destination.

DESCRIPTION

The property comprises a Grade II Listed four-storey building, situated in a prominent position in the centre of Fowey. The ground floor features a retail unit with glazed frontage. A front first floor office office has potential as quasi-retail/gallery/studio use. The rear first floor, with an additional rear entrance, comprises a reception room and shower-room, the second floor offers further residential accommodation with additional space within the loft.

A former Merchant House dating back to the 17th Century, the property retains many original period features, including garderobes and period staircases. Its versatile layout offers potential for a variety of uses, including residential, retail, or hospitality, subject to the necessary consents.

RATEABLE VALUE

Tenants are responsible for business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Ground Floor - 9A South Street Shop & Premises - Rateable value - **£6,500**

First Floor - 9B South Street - Rateable Value - **£940**

The Coggery, 9 South Street - Council Tax - **Band B**

ACCOMMODATION (Areas are approximate)

Ground Floor

| | | |
|------------|---|-------------------------|
| Shop Depth | - | 9.93m |
| Shop Width | - | 2.89m widening to 3.75m |

Net Area - **35.40 sq m (381 sq ft)** - taken from VOA website

First Floor

| | | | |
|------------|---|------------|-------------|
| Front Room | - | 12.51 sq m | (135 sq ft) |
| Store | - | 1.10 sq m | (12 sq ft) |

| | | | |
|-----------------|---|--------------|-------------|
| Rear Store Room | - | 14.69 sq m | (158 sq ft) |
| Shower-Room | - | Not measured | |

Second Floor

| | | | |
|--------------|---|------------|-------------|
| Kitchen Area | - | 13.73 sq m | (148 sq ft) |
| Mid Area | - | 4.60 sq m | (50 sq ft) |
| Living Space | - | 19.88 sq m | (214 sq ft) |

| | | | |
|-------|---|------------|-------------|
| Attic | - | 39.60 sq m | (426 sq ft) |
|-------|---|------------|-------------|

Total Area - **141.51 sq m (1,524 sq ft)**

PRICE

Freehold with vacant possession.

Guide Price - £250,000

VAT

To be confirmed.

EPC

EPC Rating of B under certificate number 0339-9673-4928-0091-2626.



SECOND FLOOR



ATTIC



REAR

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the joint selling agents.

SBC Property

Daniell House
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Cornwall TR1 2HX



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Viewing strictly by appointment with the joint selling agents.

May Whetter & Grose

Estuary House
23 Fore Street
Fowey,
Cornwall PL23 1AH

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GROUND FLOOR



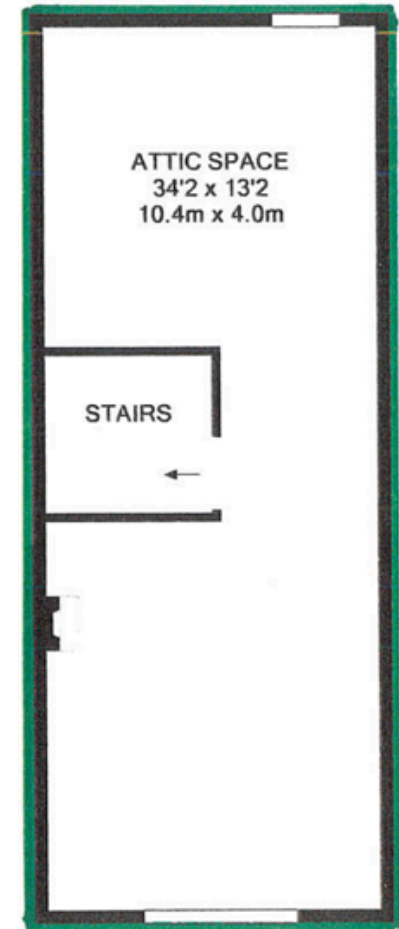
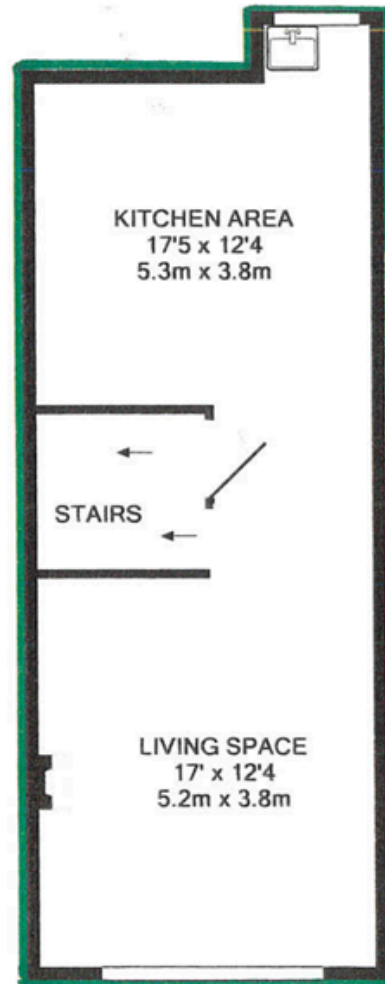
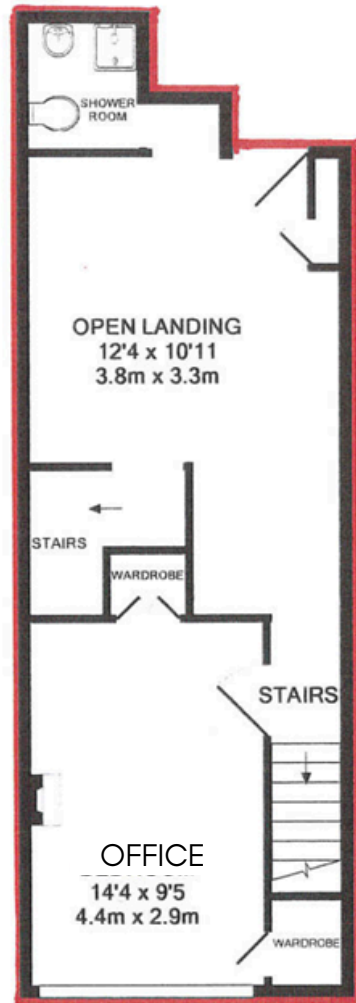
FIRST FLOOR



FIRST FLOOR - REAR

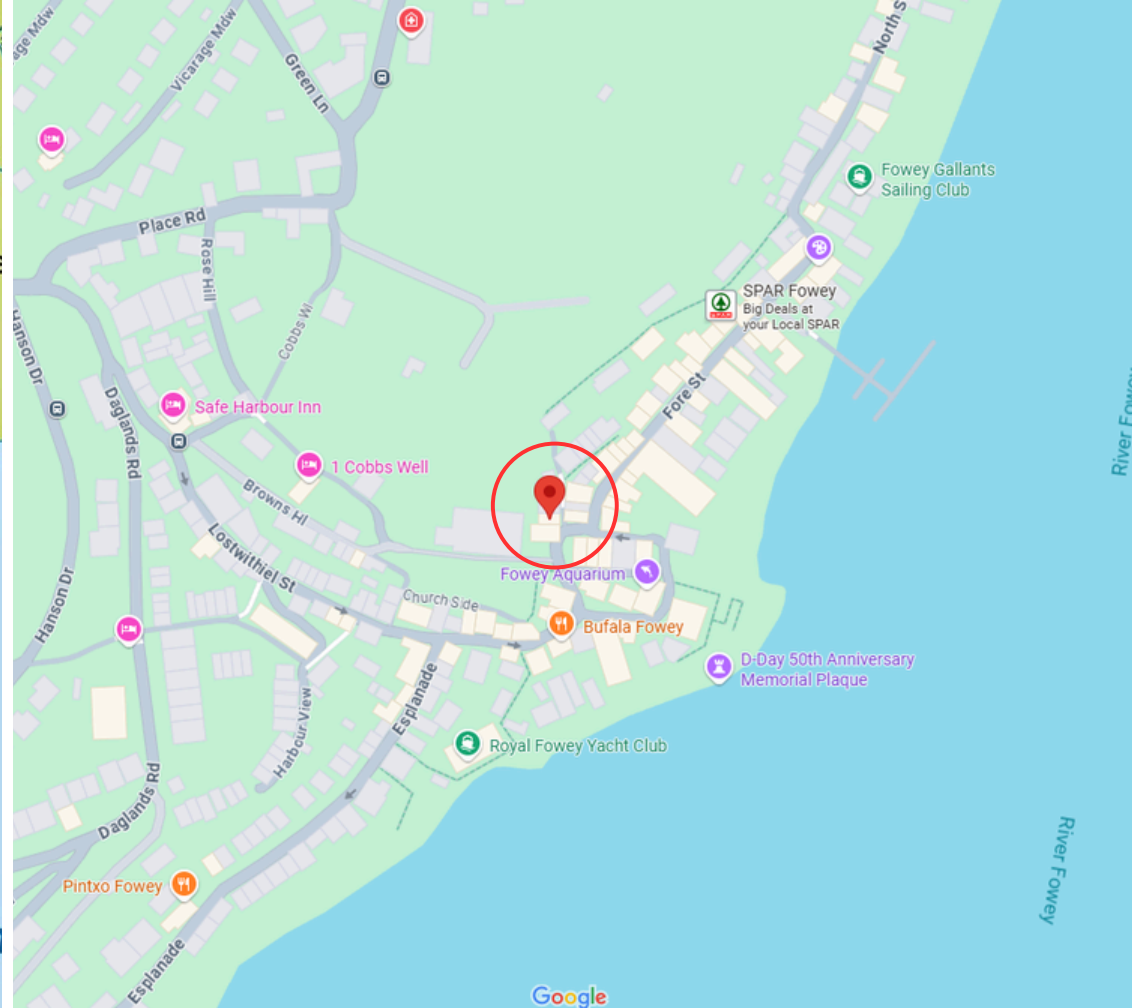


SECOND FLOOR



**PLEASE NOTE MEASUREMENTS AND DIMENSIONS ARE A GUIDE ONLY
TO BE CHECKED. PLANS ARE NOT TO SCALE**





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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