



2 OLIVERS QUAY, MEVAGISSEY, ST AUSTELL, PL26 6UA

A well-presented two-storey commercial property with ground floor retail accommodation and first floor ancillary storage with kitchen and WC facilities.

The ground floor has a generous window frontage with folding door which provides a light and airy feel.

- **PRIME HARBOUR-SIDE RETAIL PREMISES**
- **PROMINENT POSITION LINKING FORE STREET AND MEVAGISSEY HARBOUR**
- **CHARACTERFUL RETAIL ACCOMMODATION WITH EXPOSED STONE FEATURES**
- **GROUND FLOOR RETAIL WITH FIRST FLOOR ANCILLARY ACCOMMODATION**
- **APPROX. 611 SQ FT (56 SQ M) OVERALL**
- **EPC - TBC**

£14,000 PER ANNUM EXCLUSIVE



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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.

During the summer months a ferry service provides connectivity to Fowey Harbour.

DESCRIPTION:

A well-presented two-storey commercial property with ground floor retail accommodation and first floor ancillary storage with kitchen and WC facilities.

The ground floor has a generous window frontage which provides a light and airy feel.

SCHEDULE OF ACCOMMODATION:

Ground Floor Retail: 305 sq ft (28 sq m)
First Floor Ancillary/Storage: 306 sq ft (28 sq m)
Total: 611 sq ft (56 sq m)

LEASE TERMS:

A new full repairing and insuring lease is available with other terms via negotiation.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

VAT:

We understand the property is not elected for VAT.

LEGAL COSTS:

The incoming Tenant to pay the Landlords reasonable legal costs.

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 value is £10,250 as per the 2026 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

A new EPC has been commissioned and will be provided when available.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

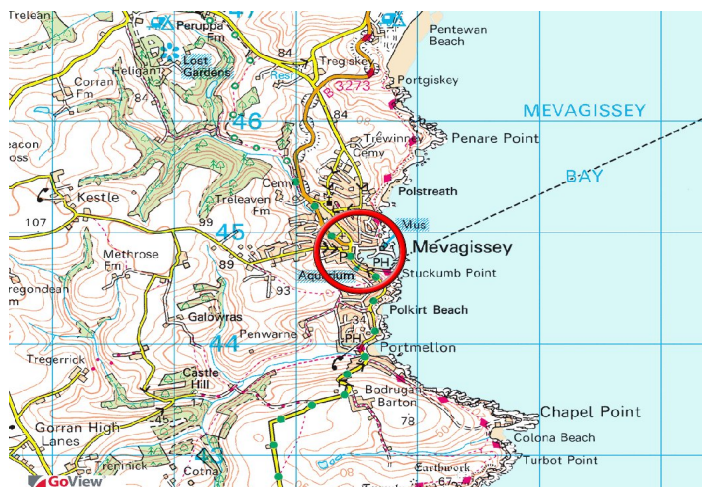
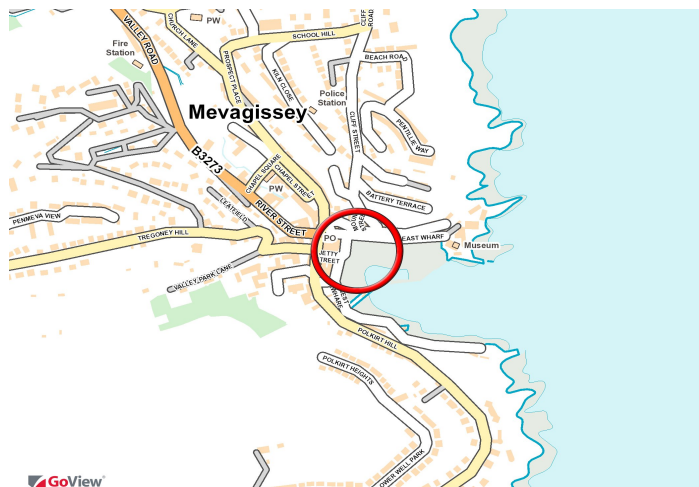
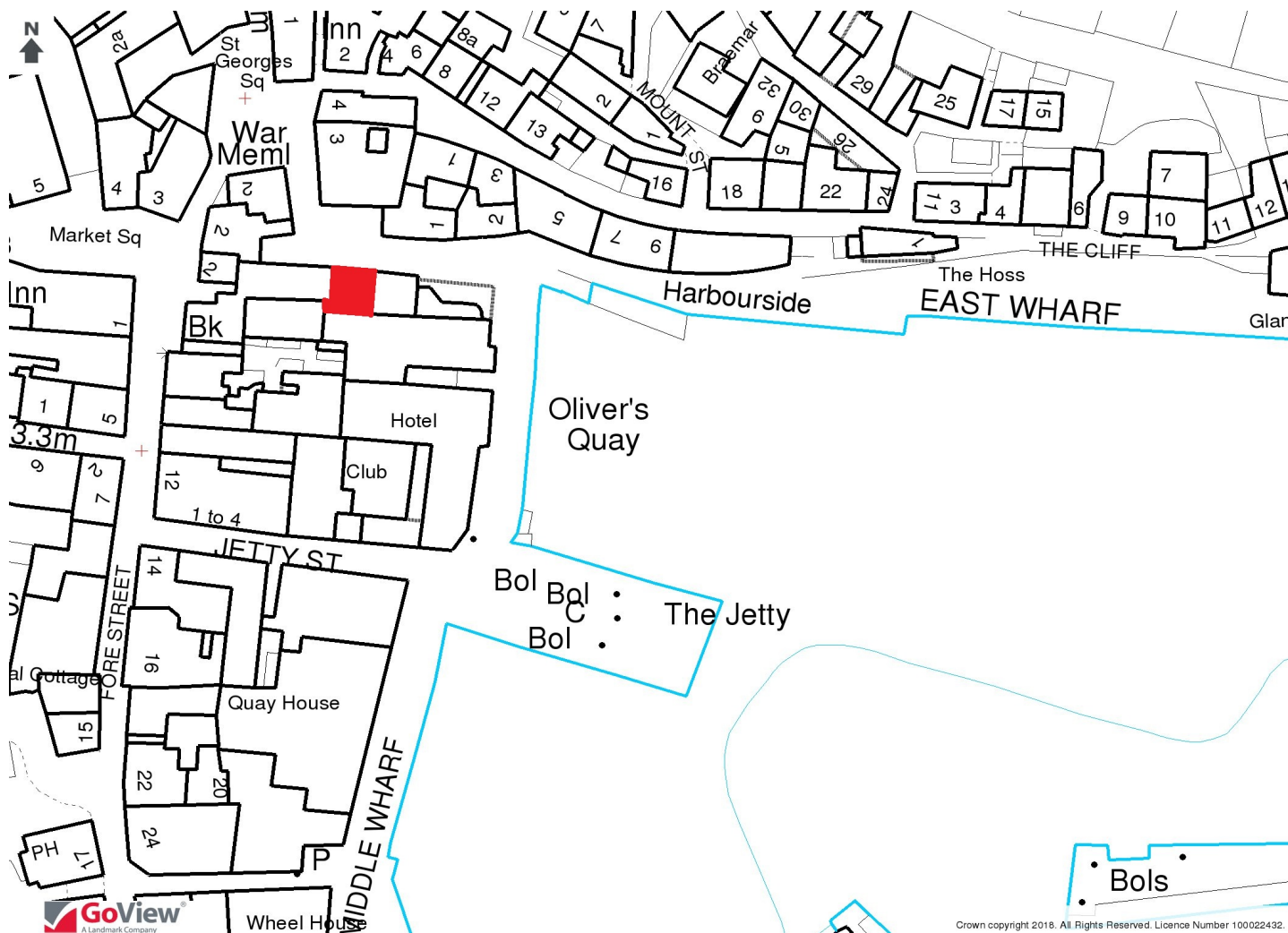
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EG Radius Leaderboards

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