

13 Fore Street

Fowey, PL23 1AH

For Sale

REF S/460



PHOTO TAKEN JANUARY 2026

Retail Premises

- 38.7 SQ.M. (417 SQ.FT.)
- Ground & Part First Floor
- Excellent Trading Position In The Town Centre

£20,000 Per Annum



LOCATION

The premises are located fronting Fore Street in an excellent trading location within Fowey Town Centre. Nearby occupiers include Seasalt, Saltrock, Boots, Mountain Warehouse, The Cornish Bakery and other national and local retailers, pubs and restaurants. Fowey is a very popular waterside town with a strong tourist trade and working harbour.

DESCRIPTION

The premises comprise part of a mid terraced three storey property of traditional construction. The property is currently laid out as a ground floor shop with toilet and kitchen facilities with a first-floor office/storage room.

ACCOMMODATION (Approximate NIA)

GF 25.3 sq.m. (272 sq.ft.)
FF 13.4 sq.m. (145 sq.ft.)
Total 38.7 sq.m. (417 sq.ft.)

EPC

Energy Performance Certificate - Band D - Rating 85 (Expired)
A new EPC is being commissioned.

SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

PLANNING

It is understood that the premises currently have consent for use as a shop falling within Use Class E. Interested parties are advised to contact the Local Planning Authority Cornwall Council on 0300 1234 151

TENURE

The premises are offered by way of an assignment of the existing lease which is for a term of six years from the 12th May 2023 at a current passing rent of £20,000 per annum on effective FRI terms.

RENT

£20,000 per annum (£1,666.67 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property.

RATES

Rateable Value - £22,500
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference – 26248045013000

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

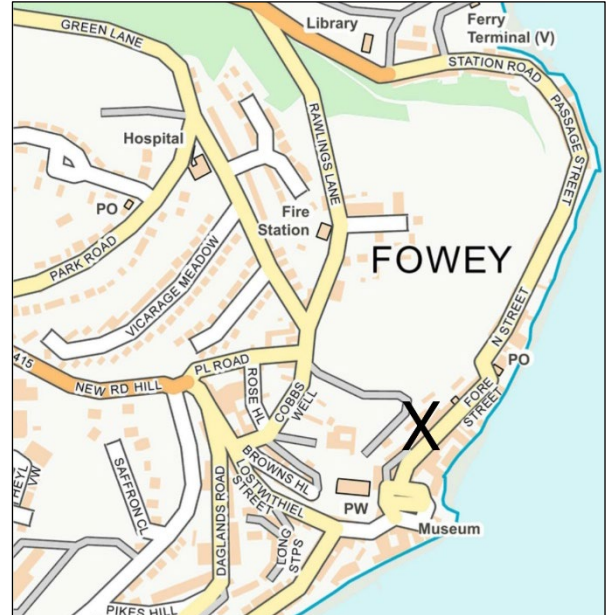
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

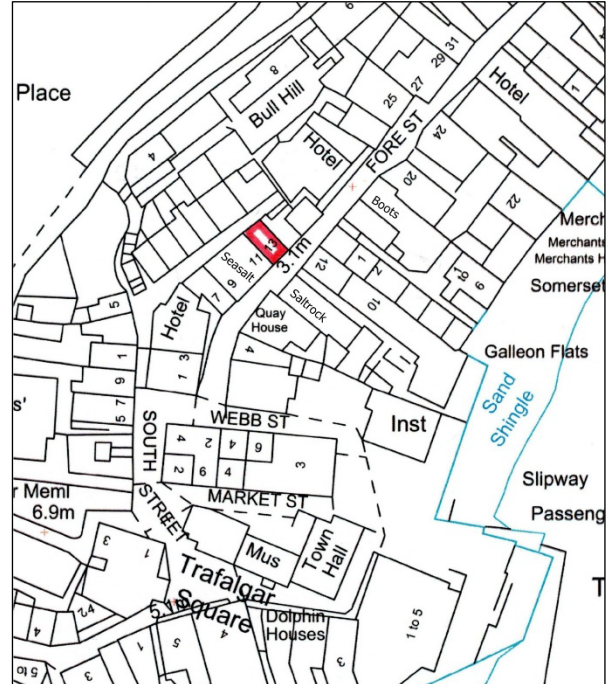
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN FORE STREET



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