

MAY WHETTER & GROSE

COURTYARD ELEVATION



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5 MARKET SQUARE, MEVAGISSEY, CORNWALL PL26 6UD £8,000 PER ANNUM

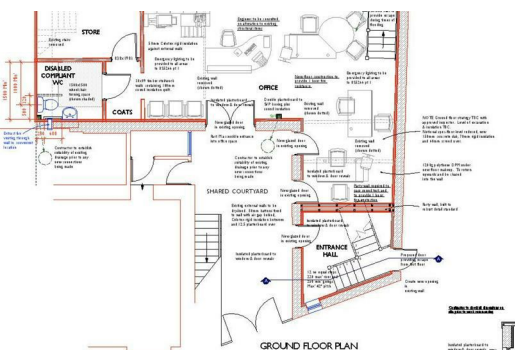
AN INTERESTING OPPORTUNITY TO LEASE A VILLAGE CENTRE COMMERCIAL UNIT

SUITABLE FOR A NUMBER OF USES (SUBJECT TO CONSENTS)

YARDS FROM THE HARBOUR

LEVEL ACCESS

FULLY REFURBISHED UNIT



MEVAGISSEY

Mevagissey is a picturesque fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Local facilities include a primary school, an activity centre, small Mini Market, doctor's surgery, chemist, various gift shops and several restaurants and public houses. The town of St Austell is approximately 6 miles away and offers a wide range of shopping, large supermarkets and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools. The charming port of Charlestown and the award-winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan.

DIRECTIONS

From St Austell travel down South Street passing straight over the double roundabout passing the fast food services on your left hand side. Continue along this road (Pentewan Road) until reaching Mevagissey. Follow the road (Valley Road) turning left onto Chapel Square, turn right onto Church Street and then right into Market Square where this unit will be found behind Number 5 the restaurant.

THE UNIT

The Unit which is in the process of being completely refurbished will comprise an L shape office/commercial section with store room, kitchen and w.c. There will be windows to the side and a new entracne door and window display panel.

The Unit is approximately 66sqm overall.

UNIT USE

The unit can be suitable for a number of uses but ideally as an office, studio or storage.

The Landlord will consider all uses but acceptance will be at discretion and subject to noise levels

Prspective tenants must make their own enquiries as to the suitability of the premises for their own use and any planning implications.

LOCAL AUTHORITY/BUSINESS RATES

Please see Cornwall Council website for details of current business rates.

<https://www.cornwall.gov.uk/business/business-rates>

VIEWING

By appointment with the Owners Agents: MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX

Tel: 01726 222967

Email: robin@maywhetter.co.uk

Web: www.maywhetter.co.uk

TENURE

The premises are offered on a new lease with flexible terms to be agreed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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