



FORE STREET

LONELY COAST

LONELY COAST GALLERY

WINTER SALE  
10% OFF ALL ARTWORKS  
AND JEWELLERY  
UNTIL 31st DECEMBER  
2023

2 FORE STREET, MEVAGISSEY, PL26 6UQ

RENTAL £12,750 PER ANNUM EXCLUSIVE

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**LOCATION:**

The property is located within the heart of the historic fishing village which is a popular tourist destination. The building is located on the principal retailing street which provides access to the harbour. The surrounding area includes a good mix of restaurants, cafes, public houses and gift shops together with a pharmacy and local car parks.

**DESCRIPTION:**

A ground floor lock-up retail unit with a glazed timber shop front including two attractive multipaned windows – one with a return frontage. This attractive well and proportioned shop has a small store/staff room to the rear and staff wc.

**SCHEDULE OF ACCOMMODATION:**

Retail Area 334 sq.ft (31.1 sq.m) Storage 68 sq.ft (6.3 sq.m) WC with wash basin.

**LEASE TERMS:**

The premises are offered by way of a new 6 year internal repairing and insuring lease with the lessee retaining responsibility for the shopfront and door.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**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 £9,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating has been applied for and will be available shortly.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

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