

Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

25 Fore Street, Fowey PL23 1AH

- 100% Prime Pitch
- New Open Plan layout (Completion June 2020)
- c950 sq ft Ground Floor Sales
- Option to create further first floor sales/storage



Please note the steps will be removed – level entrance

Situation

The property is situated in the prime pitch of Fore Street with immediate retailers including a Mountain Warehouse,

Plans

Please see overleaf. PDF & DWG plans available on request to interested parties.

Rates

Rateable Value TBC

Accommodation

The approximate dimensions and floor areas (measured off plan) are as follows:

Gross frontage	8.23 m	27'0"
Net frontage	7.16 m	23'6"
Net internal width	7.41 m	24'3"
Shop depth	11.4 m	37'6"
Ground floor Sales	81.75 sq m	880 sq ft
First floor Sales/store max	78.97 sq m	c850 sq ft

VAT

The Property has been elected for VAT

Tenure

Leasehold

Rent

On application – depending on layout

Further information or viewing

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Notice (February 2020)

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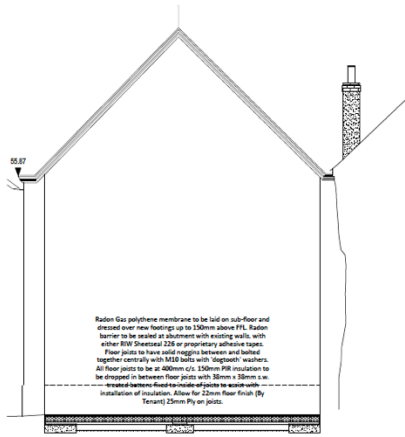
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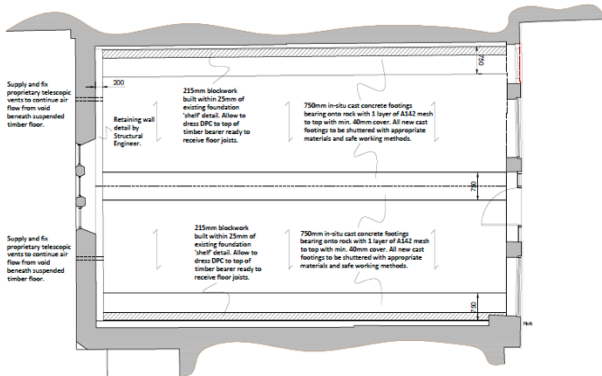
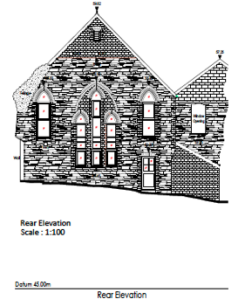
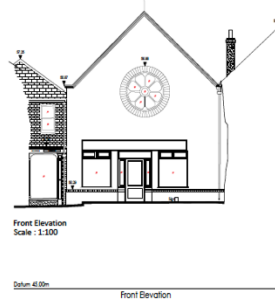
NOTES

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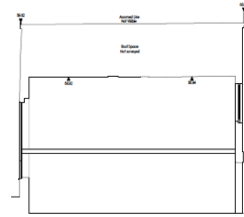
Scale refers to page size.



Typical Section
Scale: 1:50



Foundation Plan
Scale: 1:50



Revision:

LSL Architecture

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Tel: 01302 428 107 Email: ADMIN@LSLARCHITECTURE.CO.UK

Client: Loadace Ltd

Job No: Internal Alterations and Change of Use to 25 Fore Street, Fowey, Cornwall

Design Title: Proposed Floor Plans & Elevations

WORKING DRAWING

Scale: 1:50/100 @ A1

Date: July 2020

Drawn: JRL

Orig No: J19138 /04