



Marys Home

SALE

SBC 01872 277397  
FOR SALE



THE TACKLE SHOP, WEST WHARF, MEVAGISSEY

# THE TACKLE SHOP

## WEST WHARF, MEVAGISSEY

### ST AUSTELL

### CORNWALL PL26 6UJ

- Harbourside retail shop
- Quintessential traditional fishing village within Cornwall
- A well-appointed retail shop enjoying a prime harbourside location in the picturesque village of Mevagissey
- Waterside trading location taking in scenic harbour views
- Ground floor shop with display window
- Separate store
- Rare opportunity to purchase a harbourside retail premises suitable for a variety of uses
- LONG LEASEHOLD Available with vacant possession

**GUIDE PRICE £125,000**



## LOCATION

The Tackle Shop enjoys a prime harbourside location in the picturesque village of Mevagissey, considered to be one of Cornwall's most favoured harbourside communities. This quaint fishing village is an ideal base for guests to explore some beautiful sandy beaches including Gorran Haven, Pentewan Sands and the nearby Port Mellon Cove. The popular Lost Gardens of Heligan are on the outskirts of Mevagissey, and the world famous Eden Project is within approximately 10 miles. Situated on West Wharf, the property offers panoramic views over the harbour, adjacent to Mary's Pastries, near to Fatface, The Wheelhouse and Harbour Ice.

## DESCRIPTION

The property comprises a ground floor retail shop with a glazed window display. Most recently occupied as a fishing tackle shop, the premises are suited to a variety of uses. A separate store is included to the side of the shop.

## SERVICES

Services connected to the premises include mains electricity. *(We would point out that no testing of the services has been carried out by the agent.) Note : We do not believe that the premises are connected to mains water or drainage at the present time*

## TENURE - LONG LEASEHOLD

Term : 999 years from 25-12-1982  
Ground Rent : £5 per annum  
Service Charge : Shop to contribute to maintenance and upkeep of the building to include insurance

## ACCOMMODATION (Areas are approximate)

### Ground Floor Shop

Shop Width : 4.25 m widening to 5.17 m  
Shop Depth : 5.89m  
Sales Area : 27.63 sq m (297 sq ft)  
Shop Store : 2.93 sq m (32 sq ft)  
Side Store : 5.21 sq m (56 sq ft)

**Total Net Area : 35.77 sq m (385 sq ft)**

## PRICE

£125,000 with vacant possession





## BUSINESS RATES

£9,500 (2023 Assessment). The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

## EPC

EPC Rating - B

Certificate number - 8559-3968-6320-6828- 3824

## VAT

To be confirmed. All figures are quoted ex VAT

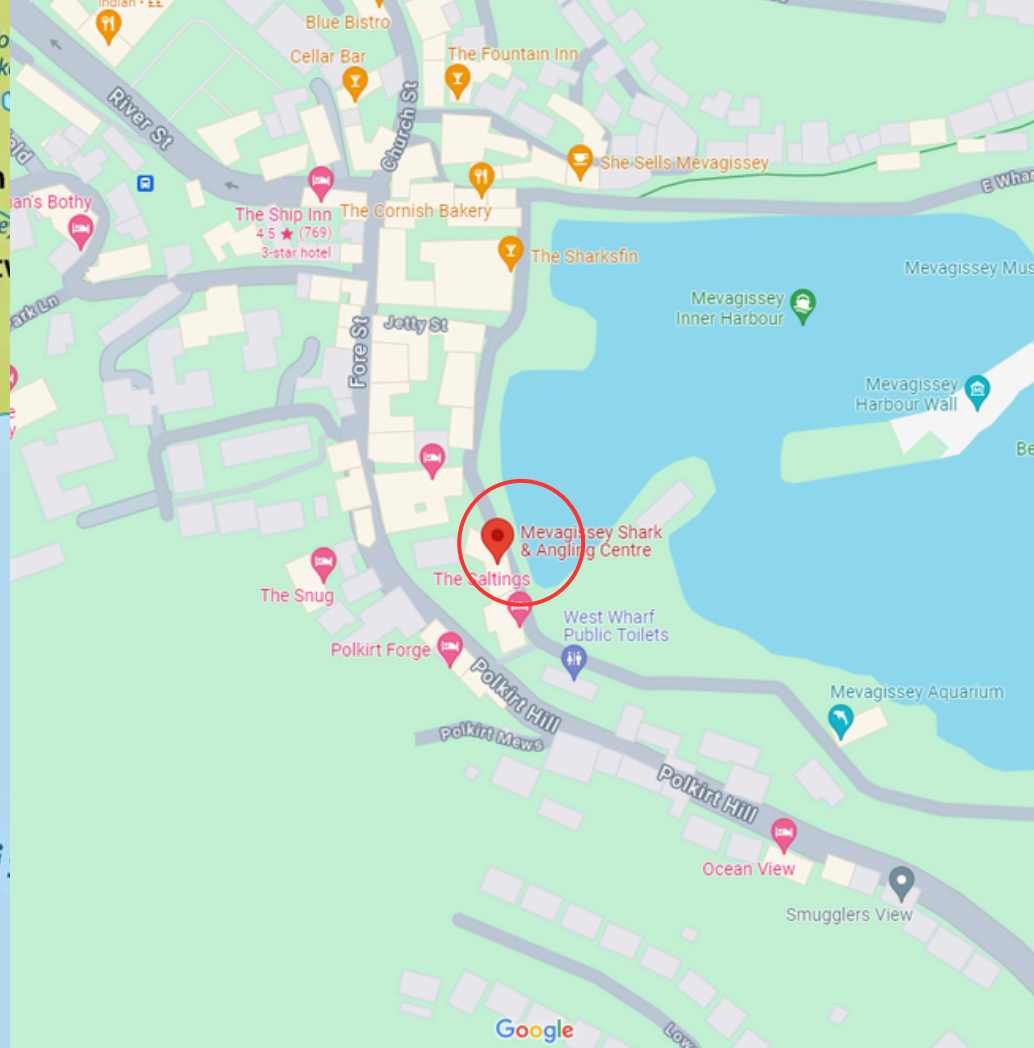
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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## CHARTERED SURVEYORS

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