

13 Fore Street

Fowey, PL23 1AH

To Let

REF S/460



PHOTO TAKEN JANUARY 2026

Retail Premises

- 38.7 sq.m (417 sq.ft.)
- Ground & Part First Floor Accommodation
- 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

The building has mains electricity, water and drainage

PLANNING

It is understood that the premises have consent for use as a shop or offices within Use Class E. Interested parties are advised to contact 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

RATES

Rateable Value - 22,500 from April 2026
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 into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

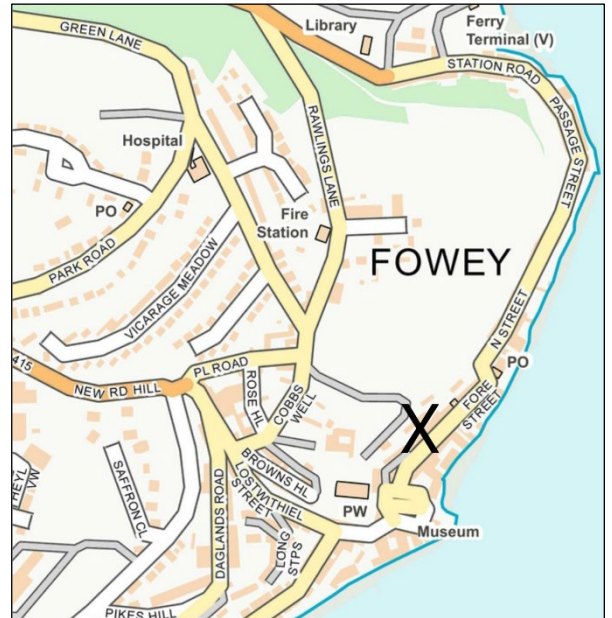
Viewing Strictly through the sole agents T 01822 611311

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

www.simonpowell.co.uk

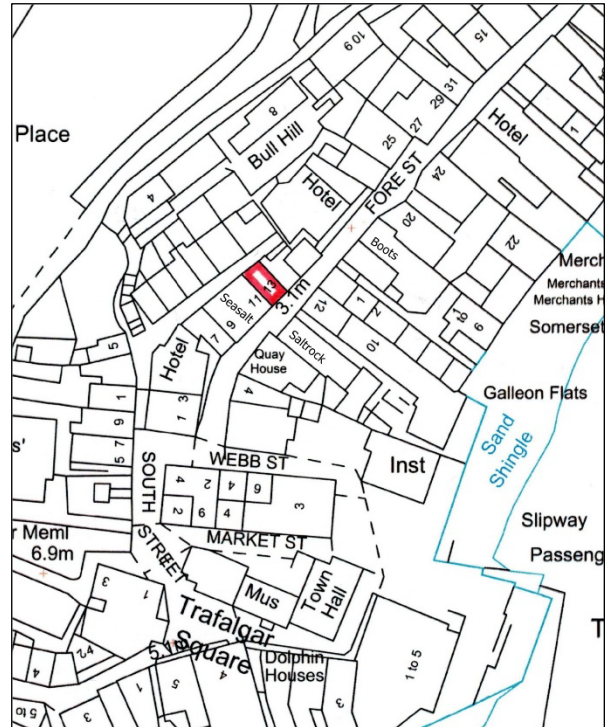
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHADED IN RED



VIEW DOWN FORE STREET



Simon Powell Commercial Limited for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial Limited have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.