



To Let

£25,000 pax

Fowey Library, 2 Passage Lane, Fowey, Cornwall, PL23 1JS

277.3 Sq M
(2,985 Sq Ft)

Summary

- Former library located in popular coastal town
- Extensive parking included
- Rare opportunity
- Close to Fowey town centre
- Use class F1 only

Location:

The property is located within the popular coastal town of Fowey, providing a good range of independent restaurants, shops, galleries and cafes. Fowey Library is located on the end of Passenger Lane, within walking distance of the main town.

Fowey has a population of 2,315. St Austell, the largest town in Cornwall is located only 8 miles away, with a population of 21,000. There are good road links to the A38 / A30, along with train links in St Austell (8 miles) and Par (4 miles).

Description:

The property is a former library located over two floors, with extensive parking to the front of the property.

The ground floor currently comprises a reception area, w/c and lift, along with four generously sized offices. There are an additional four offices, kitchen and w/c positioned on the first floor. A separate store and plant room can be accessed externally.

The property offers a great opportunity for F1 (schools, museums, galleries, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres) to set up in a popular destination town.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground Floor	104.3	1,123
First Floor	169	1,819
Store	4	43
Total	277.3	2,985

Services:

We understand that mains electricity, water and drainage are connected to the property.

However, these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

EPC Rating is C (65).

Planning:

This property is restricted to the use of F1 class only. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,750 reference 26248049520000 effective from the 1st April 2023.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new effective Full Repairing and Insuring lease, terms of 10 to 25 years are available by way of negotiation.

Professional fees:

The tenant is responsible for their own legal fees in relation to any transaction and is required to contribute £350 towards the landlord's professional fees.

VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

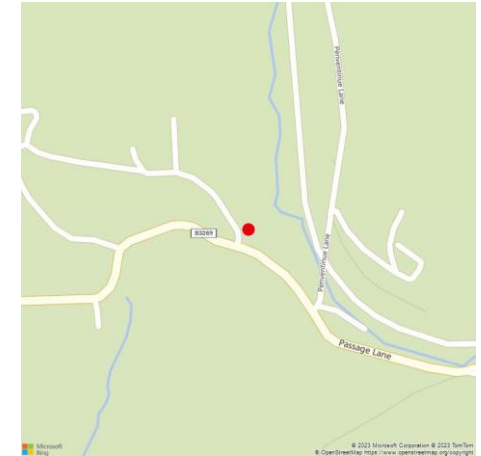
Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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