



Description

A deceptively spacious freehold licensed premises of circa 215 square metres requiring refurbishment, set in the heart of the fishing village of Polperro, having in the past traded as a restaurant, pizzeria and as a hotel with additional owner's accommodation. The main accommodation is set over three storeys, with an additional loft room and a cliff top garden area accessed via external steps from the top floor. This versatile property would lend itself to a variety of configurations and uses of the existing accommodation, subject to any requisite consents, with perhaps the potential for conversion into residential apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

The traditional fishing village of Polperro is a popular tourist destination steeped in history, retaining its original character and a working harbour, offering a range of bespoke shops, cafes and public houses, with further facilities and amenities available at Looe circa 3 miles.

Ground Floor

External steps leading up to the entrance hall, restaurant and bar, commercial kitchen with access to the side alleyway, prep/storage area.

elevated garden, sitting room, double bedroom and shower room.

VOA Rating

£5,400

EPC Rating

TBC

First Floor

Lounge/kitchen/diner, two double bedrooms, bathroom with fire escape to ground floor level, store room and WC.

Third Floor

Dual aspect loft room with sleeping platform.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Note

Part of the restaurant area forms a small flying freehold over part of a street level commercial premises below. The Mermaid Hotel & Pizzeria have ceased trading but still remain licensed premises.



Second Floor

Landing area with access to external steps leading up to the