



Description

Offered with vacant possession. A freehold three-storey mixed use property in the heart of the idyllic fishing village of Polperro, one of Cornwall's most popular tourist destinations. The property comprises a retail unit at ground floor level, having been upgraded to a high standard and with the benefit of a three-phase electricity supply. The upper floors comprise a two bedroom maisonette, with its own separate access, which was formerly a successful holiday lettings venture, having an open plan kitchen/living room, storeroom and shower room, together with a south-facing garden with stone patio and sea view.

Situated

Fore Street is situated in the heart of the beautiful fishing village of Polperro with its picturesque harbour and quaint cottages proving a popular year round tourist destination and film location on the Salt Path, along with a thriving local community. The village offers a wide range of bespoke shops, public houses, a doctor's surgery, primary school, village hall and museum.

Ground Floor – Retail Unit

Previously a bakery and formerly a leather goods shop. Retail area measuring circa 25 square metres, with good quality wall cladding and three-phase electrical sockets and a hot water supply. Former WC and washroom currently configured as a dry store.

The Maisonette – Ground Floor

Entrance hall with stairs rising to the upper floors.

First Floor

Open plan lounge/kitchen/diner, inner hallway and storage room/former bathroom.

Second Floor

Landing giving access to the rear garden, two double bedrooms and shower room with WC.

Outside

South-facing flower/shrub garden with a circa 19 square metre stone patio, newly built artisan dry stone wall, village and sea views.

Viewings

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

EPC Ratings

Commercial EPC D. Maisonette F

Council Tax Band/VOA Rating

Retail unit VOA Rating £6,000
Maisonette B



Tenure
Freehold