

# Nancys Place & Taste Buds, Little Laney, Polperro, Looe PL13 2QX

GUIDE PRICE **£250,000+\***

MIXED USE

## Description

A two-bedroom mixed use property enjoying a prominent setting close to the harbour and quay in the popular fishing village of Polperro. The property comprises a ground floor self-contained commercial premises, accessed from Lansallos Street and a well presented two-bedroom maisonette accessed from Little Laney, which will be sold furnished and ready to let. The property is likely to appeal to both owner occupiers as a live/work premises, or as a home with additional income stream, along with investor buyers as a combined commercial and holiday letting opportunity.

## Situated

The sought after fishing village of Polperro retains a wealth of charm, with its working harbour and pretty fishermans cottages, proving to be a popular tourist destination. The village offers a range of bespoke shops, cafes and public houses, a doctors surgery, primary school, village hall and museum.

### Ground Floor – Taste Buds, Lansallos Street, PL13 2QU

Self-contained lock-up retail premises with additional outside display/seating area, currently let on a rolling month by month basis at £600pcm/£7,200pae.

### First Floor – Nancys Place, Little Laney, PL13 2QX

Entrance hall, lounge/diner and kitchen.

### Second Floor

Landing, two bedrooms and a shower room.



## Viewings

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

## EPC Rating

**Taste Buds** TBC. **Nancys Place** TBC

## Council Tax Band/VOA Rating

**Taste Buds** TBC. **Nancys Place** B

## Tenure

Freehold